

# SECURE NET LEASE



Subject Property

## 7-Eleven (S&P Rated A)

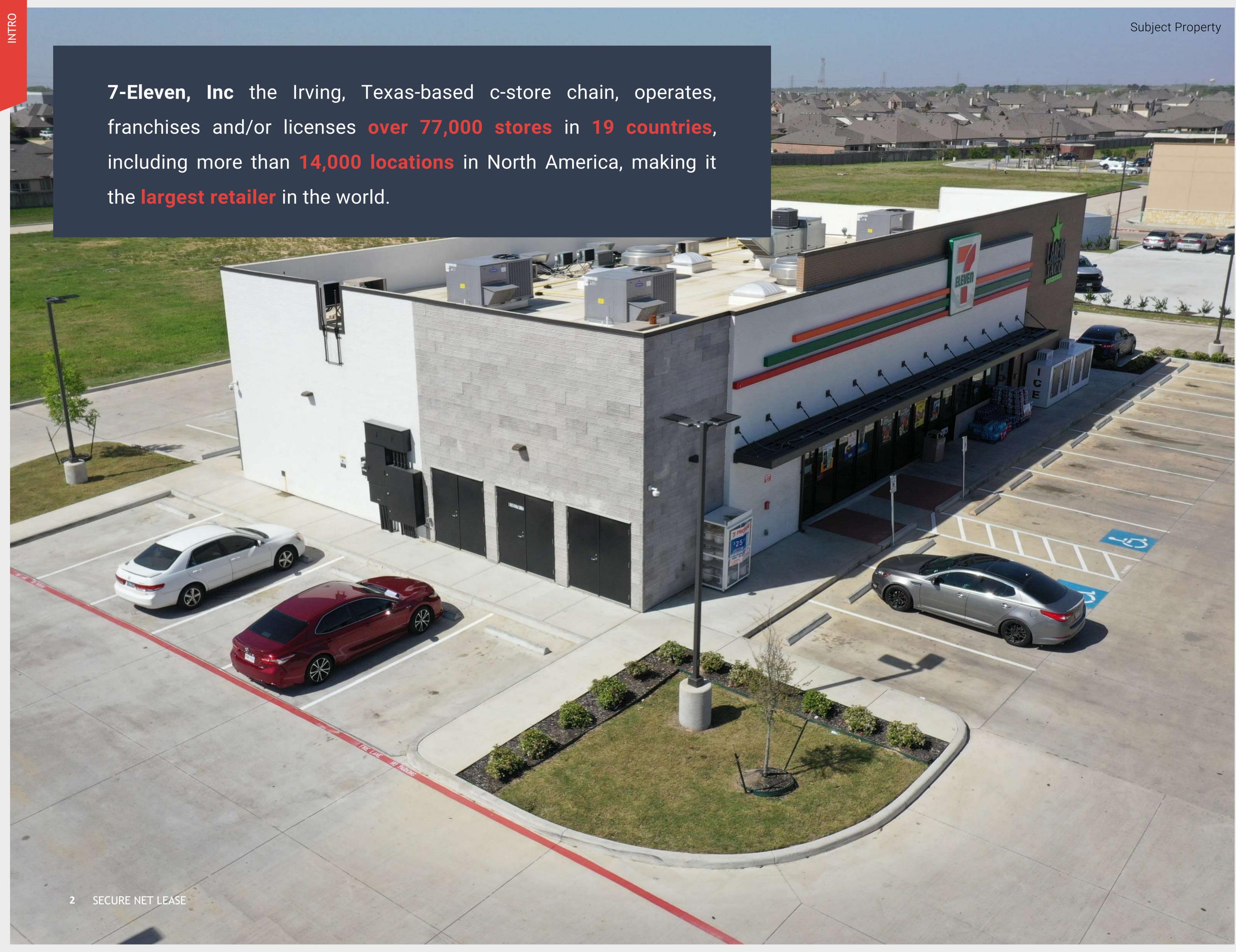
Rare 10% Rent Increases Every 5 Years

**\$6,082,000 | 4.75% CAP**

23013 Clay Rd, Katy, TX (Houston) 77493

- ✓ New 15-Yr Corp. Absolute NNN Lease
- ✓ Largest Chain Retailer in the World
- ✓ Excellent High-Traffic Location
- ✓ 30 Miles From Downtown Houston
- ✓ Affluent Houston Suburb

7-Eleven, Inc the Irving, Texas-based c-store chain, operates, franchises and/or licenses **over 77,000 stores** in **19 countries**, including more than **14,000 locations** in North America, making it the **largest retailer** in the world.



# INVESTMENT OVERVIEW

7-ELEVEN KATY, TX



## CONTACT FOR DETAILS

**Matthew Scow**

Executive Vice President  
(214) 915-8888

[mscow@securenetlease.com](mailto:mscow@securenetlease.com)

# \$6,082,000

## 4.75% CAP

NOI

\$288,888

Building Area

±4,842 SF

Land Area

±1.32 AC

Year Built

2021

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Subject property is ideally situated** directly off Clay Rd. (20,478 VPD) providing direct access to Grand Parkway (113,821 VPD).
- ✓ **Direct Residential Consumer Base.** Total estimated population within a 1-mile, 3-mile, and 5-mile radius from subject property is 7,611, 80,385, and 242, 120 people, respectively.
- ✓ **Surrounded by highly sought after established residential neighborhoods:** Katy is comprised of 13 master-planned communities; the subject property is surrounded by several including Cinco Ranch, Cane Island, and Woodcreek Reserve.
- ✓ **30 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 KATY, 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**

LOCATIONS  
**77,000+**

STOCK TICKER  
**SVNDY**



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

Subject Property



## IN THE NEWS

7-ELEVEN KATY, 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 KATY, TX

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Projected Rent Commencement	April 2021
Projected Lease Expiration	March 2036
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$288,887.64
Annual Rent YRS 6-10	\$317,776.40
Annual Rent YRS 11-15	\$349,554.04
Option 1	\$384,509.45
Option 2	\$422,960.39
Option 3	\$465,256.43
Option 4	\$511,782.08

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PATRICIA E. PAETOW HIGH SCHOOL (725 STUDENTS)

CATHERINE BETHKE ELEMENTARY SCHOOL (935 STUDENTS)

BILL AND CINDY HASKETT JUNIOR HIGH SCHOOL

CLAY ROAD ±20,478 VPD

PEEK ROAD ±19,213 VPD

GRAND PARKWAY ±113,821 VPD

**SUBJECT PROPERTY**  
23013 CLAY RD.

T.H. McDONALD JUNIOR HIGH SCHOOL (928 STUDENTS)

CALVIN NELMS CHARTER SCHOOLS (147 STUDENTS)

LORRAINE T. GOLBOW ELEMENTARY SCHOOL (783 STUDENTS)

ARISTOI CLASSICAL ACADEMY (417 STUDENTS)

**DOLLAR TREE**  
Tuesday Morning  
**SUBWAY**  
planet fitness  
Freddy's STEAKBURGERS  
JJ  
SMOOTHIE KING  
goodwill

**BOOT BARN**  
**IHOP**  
FLOOR DECOR  
Guitar Center  
SPEC'S

OLGA LEONARD ELEMENTARY SCHOOL (689 STUDENTS)

**DQ**  
**BURGER KING**  
PANDA EXPRESS  
SHIPLEY DO-NUTS

DISCOUNT TIRE

**Walmart Supercenter**  
Little Caesars  
TACO BELL  
McDonald's

Wendy's  
Pizza Hut

**DOLLAR TREE**  
FAMILY DOLLAR

O'Reilly AUTO PARTS  
FAMILY DOLLAR  
SUBWAY

KATY JUNIOR HIGH SCHOOL (1,039 STUDENTS)

AutoZone  
CVS pharmacy

ABC Supply Co. inc.

DOLLAR GENERAL

HomeGoods  
SUBWAY  
petco  
Chick-fil-A  
Hallmark  
Michaels  
WHATABURGER  
WING STOP

MORTON RANCH ELEMENTARY SCHOOL (950 STUDENTS)

MORTON RANCH JUNIOR HIGH SCHOOL (1,215 STUDENTS)

FRANZ ELEMENTARY SCHOOL (1,036 STUDENTS)

ZELMA HUTSELL ELEMENTARY SCHOOL (763 STUDENTS)

buybuyBABY  
PET SMART  
KIRKLAND'S  
BED BATH & BEYOND  
DXL  
DSW  
KAY

INTERNATIONAL LEADERSHIP OF TEXAS, KATY K-8 (399 STUDENTS)  
ROBERT KING ELEMENTARY SCHOOL (981 STUDENTS)

99 TOLL

DIANE WINBORN ELEMENTARY SCHOOL (699 STUDENTS)

MORTON RANCH HIGH SCHOOL (3,081 STUDENTS)

BRITISH INTERNATIONAL SCHOOL OF HOUSTON (900 STUDENTS)

MARTHA RAINES ACADEMY (218 STUDENTS)

KATY ELEMENTARY SCHOOL (665 STUDENTS)

Firestone COMPLETE AUTO CARE  
Walmart Supercenter

IN-N-OUT BURGER  
OUTBACK STEAKHOUSE

MATTRESS FIRM  
DICK'S SPORTING GOODS  
CHIPOTLE MEXICAN GRILL

DISTRIBUTION CENTER  
99c only STORES

MART

JCPenney

SUBWAY  
SONIC

Academy SPORTS+OUTDOORS

Advance Auto Parts

KATY FREEWAY ±141,585 VPD

NORTHERN TOOL + EQUIPMENT

COSTCO WHOLESALE

MATTRESS FIRM

Academy SPORTS+OUTDOORS

CHEVROLET  
KIA

INTERSTATE 10 TEXAS

99c only STORES

CHRYSLER  
Jeep  
RAM

HONDA  
TOYOTA

TEXAS RAMHOUSE  
FIREHOUSE SUBS

BMW

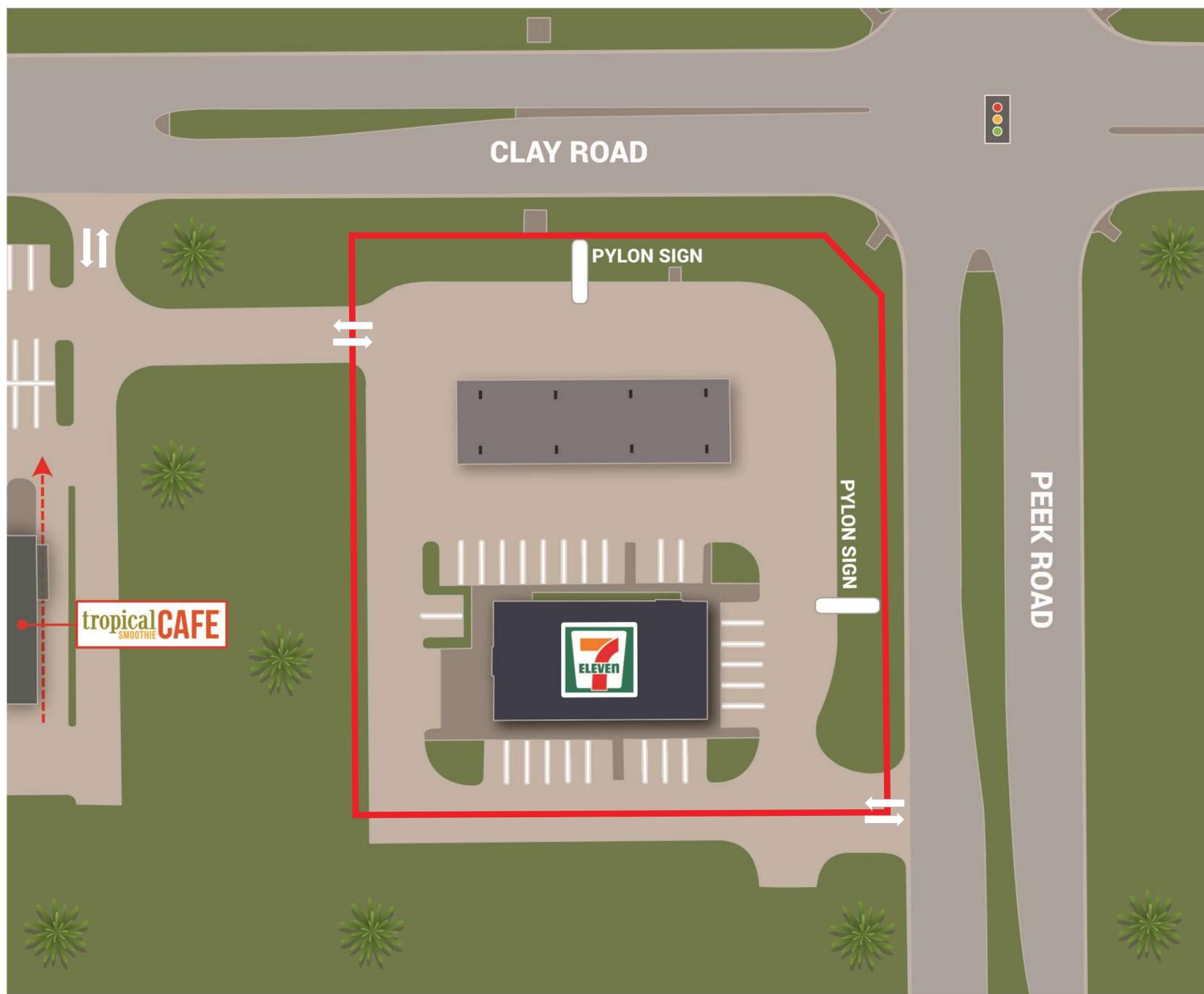
90

Ford

# SITE OVERVIEW

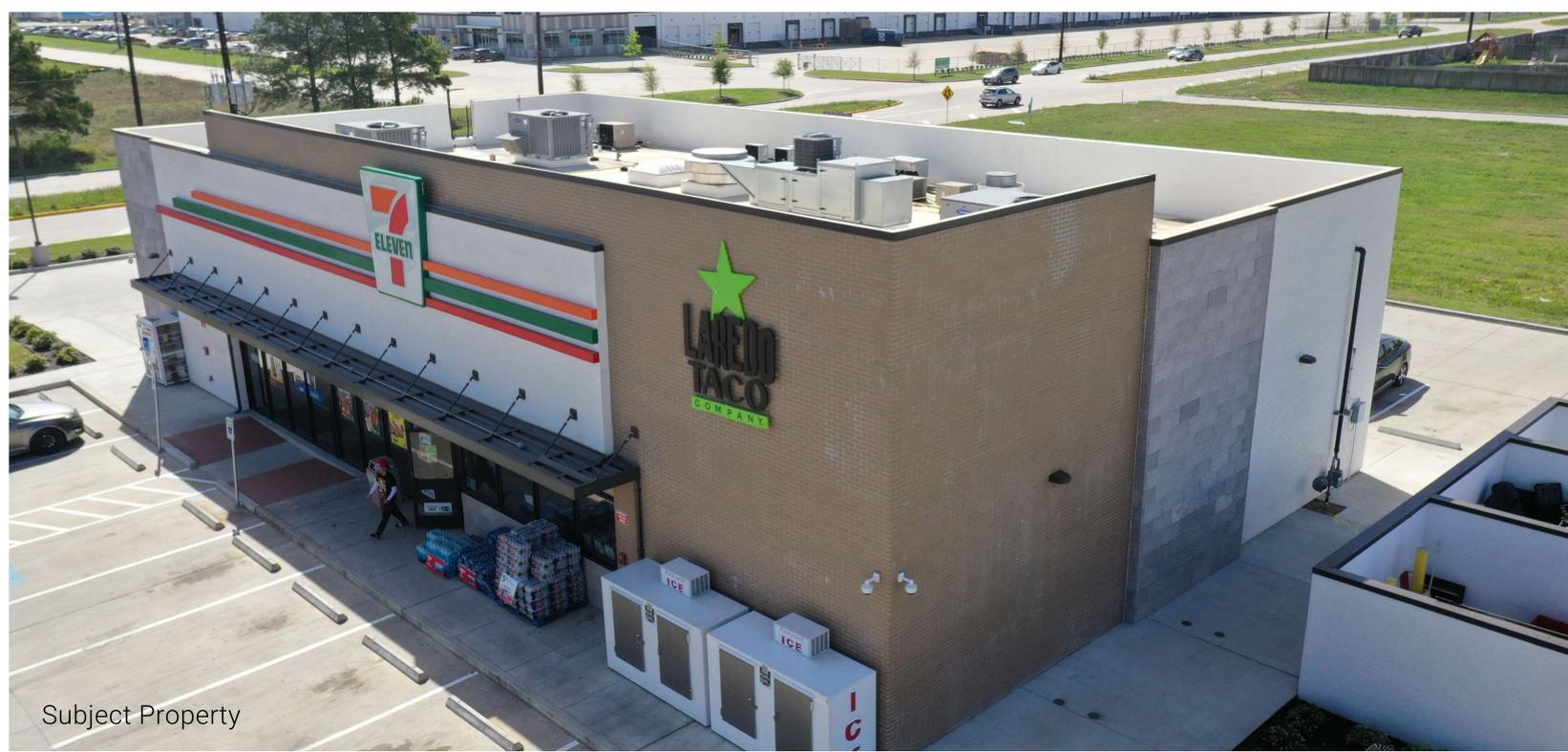
7-ELEVEN KATY, TX

	Year Built		2020
	Building Area		±4,842 SF
	Land Area		±1.32 AC
	Pumps		8
	Fueling Positions		16



## NEIGHBORING RETAILERS

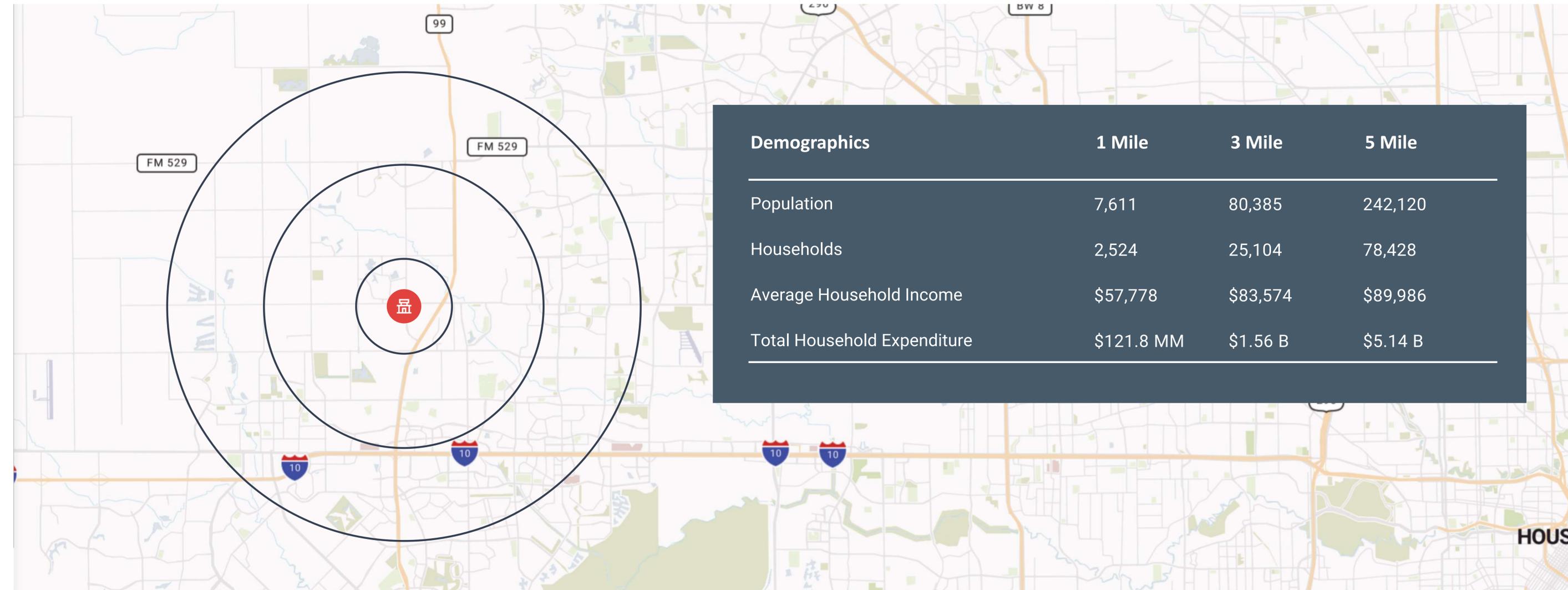
- Walmart Supercenter
- Kroger
- Petco
- Tuesday Morning
- PetSmart
- Planet Fitness
- Michaels
- HomeGoods
- Mattress Firm
- Boot Barn



Subject Property

# LOCATION OVERVIEW

7-ELEVEN KATY, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Katy ISD (12,000)
2. Shell Exploration and Production (5,500)
3. Wood PLC. & Subsidiaries (4,500)
4. BP North America (3,750)
5. Amazon (3,300)
6. Katy Mills - Simon Group (3,200)
7. Academy Sports + Outdoors (2,800)
8. Houston Methodist West (2,000)
9. LaCenterra - Cinco Ranch (1,700)
10. H-E-B (1,600)
11. Walmart/Sam's (1,450)
12. Geico (1,200)
13. Kroger (1,170)
14. Memorial Hermann Katy Hospital (1,100)
15. Igloo (1,100)

# LOCATION OVERVIEW

7-ELEVEN KATY, TX

**Katy**  
Texas

**20,202**  
Population

**\$83,091**  
Median Household Income



#12 'Best Suburbs to Buy  
a House in Texas'

**#12**

#15 'Best School Districts  
in Texas'

**#15**

## The City of Katy is the hub of three counties - Harris, Waller and Fort Bend - and is located 30 miles west of Houston.

The City was founded on rice farming in the late 1800s and was formally incorporated in 1945.

**Katy is one of Houston's fastest-growing suburbs.**

The City provides the highest quality of life for its residents. Beautiful neighborhoods, master-planned communities and abundant green space for parks and recreation.

Katy ISD ranks among the top school districts in the country, offering students excellent education. Many large, mid-size and small businesses call Katy home, and the City of Katy is proactive in economic development to create a business-friendly environment. Katy offers the best of both worlds - the charm of a small town, but all the conveniences of a large city. It is rich in traditions and heritage and boasts a community pride that is unmatched. Whether you're a young professional, growing family, retired senior or business owner, Katy is your hometown.

## IN THE NEWS

7-ELEVEN KATY, TX

### CTO Realty Growth Acquires Houston Retail Center

Ingrid Tunberg, March 04, 2022 (globest.com)

The multi-tenant property, Price Plaza Shopping Center, is 95% occupied and includes four single and multi-tenant outparcels.

The asset is anchored by **Best Buy**, Ross Dress for Less, **dd's Discounts** and James Avery Artisan Jewelry, and is **shadow-anchored** by Home Depot

Publically-traded REIT, CTO Realty Growth has acquired a 205,000-square-foot retail center in the Houston suburb of Katy, TX for \$39.1M. The purchase price equates to \$190 per-square-foot.

The REIT acquired a **95%-occupied, 205,000-SF** shopping center for a purchase price that **represents \$190 per square foot.**

EXPLORE ARTICLE



### 'It's blown up really fast' | Suburban growth helps shift Harris County's center of population outside the Loop for the first time

JASON MILES, JANUARY 18, 2022 (KHOU\*11)

"It's been crazy," said homeowner Michael Jozwiak. "It's blown up really fast." Jozwiak and his family recently moved from Houston to a subdivision in the area.

"As soon as we had our daughter, we knew that we needed a little bit more space," said Jozwiak. Families like his are a **big reason** why Harris County's center of **population is shifting.**

"The population center moved because people are moving," said **Rice University** Kinder Institute for Urban Research director Bill Fulton.

Fulton said data shows the county's population center moved outside **the 610 Loop** for the first time.

New homes continue to crop up in Katy's prairies and former rice fields. All signs point to explosive growth.

It's now in the Oak Forest area **thanks to growth** much farther out pulling it up like a magnet.

"People who need bedrooms are moving outside the Loop," said Fulton. "People who live by themselves or just with their partner, no kids, are moving inside the Loop."

"That means that more people are moving out than moving in."

Fulton said that, despite brisk **development inside the Loop**, the population hasn't really grown because housing units, such as townhomes or apartments, have fewer people living in them.

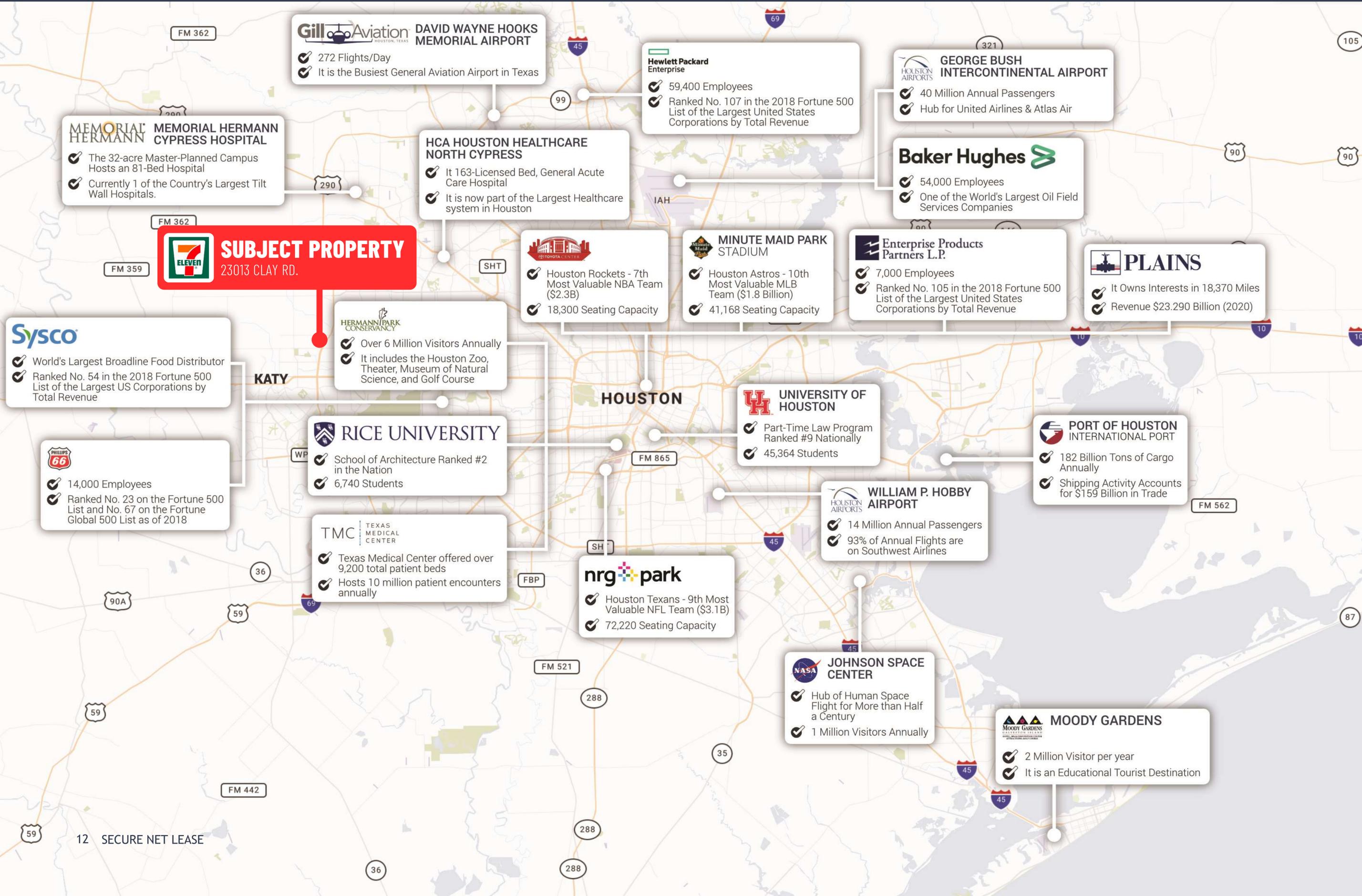
In fact, data shows that **118% more people** lived in the metro area outside of Houston's city limits in **2020 than they did in 2000.**

EXPLORE ARTICLE



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

7-ELEVEN KATY, TX



**7-ELEVEN**  
**SUBJECT PROPERTY**  
23013 CLAY RD.

**Gill Aviation** DAVID WAYNE HOOKS MEMORIAL AIRPORT  
✓ 272 Flights/Day  
✓ It is the Busiest General Aviation Airport in Texas

**Hewlett Packard Enterprise**  
✓ 59,400 Employees  
✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

**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

**Baker Hughes**  
✓ 54,000 Employees  
✓ One of the World's Largest Oil Field Services Companies

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

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

**Enterprise Products Partners L.P.**  
✓ 7,000 Employees  
✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

**PLAINS**  
✓ It Owns Interests in 18,370 Miles  
✓ Revenue \$23.290 Billion (2020)

**Sysco**  
✓ World's Largest Broadline Food Distributor  
✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

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

**UH** UNIVERSITY OF HOUSTON  
✓ Part-Time Law Program Ranked #9 Nationally  
✓ 45,364 Students

**PORT OF HOUSTON INTERNATIONAL PORT**  
✓ 182 Billion Tons of Cargo Annually  
✓ Shipping Activity Accounts for \$159 Billion in Trade

**PHILLIPS 66**  
✓ 14,000 Employees  
✓ Ranked No. 23 on the Fortune 500 List and No. 67 on the Fortune Global 500 List as of 2018

**RICE UNIVERSITY**  
✓ School of Architecture Ranked #2 in the Nation  
✓ 6,740 Students

**HOUSTON AIRPORTS** WILLIAM P. HOBBY AIRPORT  
✓ 14 Million Annual Passengers  
✓ 93% of Annual Flights are on Southwest Airlines

**TMC** TEXAS MEDICAL CENTER  
✓ Texas Medical Center offered over 9,200 total patient beds  
✓ Hosts 10 million patient encounters annually

**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

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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CALL FOR ADDITIONAL INFORMATION

**Matthew Scow**

Executive Vice President  
(214) 915-8888

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# TEXAS DISCLAIMER

7-ELEVEN KATY, 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.