



FILE PHOTO

# 7-Eleven

**\$7,434,000 | 5.40% CAP**

NEC Dallas N. Tollway & Light Farms Way, Celina, TX 75009

- ✓ Brand New 15-Year Absolute NNN Lease with 7.5% Rental Increases Every 5 Years in Primary Term
- ✓ Large Format 7-Eleven - Property features Upgraded Construction, 16 Parking Spaces and 6 Gasoline MPDs.
- ✓ Strong Income Demographics Within the Immediate Trade Area (\$160K)
- ✓ Subject Property is Surrounded by Several Neighborhoods, Schools, and is Situated Next to the Celina Fire Station
- ✓ 7-Eleven is the World's Largest Convenience Store Chain.

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 CELINA, TX



## CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

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# \$7,434,000

## 5.40% CAP

### NOI

\$401,424

### Building Area

±3,786 SF

### Land Area

±1.50 AC

### Year Built

2022

### Lease Type

Abs. NNN

### Occupancy

100%

✓ **Projected Rent Commencement:** Mid-June 2023

✓ **Brand New 15-Year Absolute NNN Lease with 7.5% Rental Increases Every 5 Years in the Primary Term and Additional Rent Increases in the Option Terms.**

✓ **Large Format 7-Eleven -** On a 1.5 Acre Parcel, Subject Property features Upgraded Brick & Stone Construction, 16 Parking Spaces and 6 Gasoline MPDs.

✓ **Strong Income Demographics Within the Immediate Trade Area.** The median household income is \$160,000 within one mile of the subject property, which is significantly above the median household income for the city and indicates an affluent surrounding community.

✓ **Subject Property is Surrounded by Several Neighborhoods, Schools, and is Situated Next to the Celina Fire Station.** The Prosper ISD Children's Health Stadium, Soccer Complex, Frontier Park, Fishing Pond, and Baseball Fields are located within 2 miles of the subject property, as well.

✓ **Celina is located within the DFW Metroplex,** and its population has more than doubled during the past 3 years. The city just landed a deal with Costco to build a store in the city, is adding 3,200 acres worth of homes and multifamily units, and is welcoming the expansion of Dallas North Tollway that will extend through the city.

✓ **7-Eleven 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.

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 CELINA, 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.



## IN THE NEWS

7-ELEVEN CELINA, 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 Cellar, 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 CELINA, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Renewal Options
Rent Commencement	June 15, 2023 (Est.)
Lease Expiration	June 30, 2038 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term
Annual Rent YRS 1-5	\$401,424.12
Annual Rent YRS 6-10	\$431,530.92
Annual Rent YRS 11-15	\$463,895.76
Year 16 (Option 1)	\$463,895.76
Year 17 (Option 1)	\$463,895.76
Year 18 (Option 1)	\$482,451.60
Year 19 (Option 1)	\$482,451.60
Year 20 (Option 1)	\$482,451.60
Year 21 (Option 2)	\$501,749.64
Year 22 (Option 2)	\$501,749.64
Year 23 (Option 2)	\$501,749.64
Year 24 (Option 2)	\$521,819.64
Year 25 (Option 2)	\$521,819.64
Year 26 (Option 3)	\$521,819.64
Year 27 (Option 3)	\$542,692.44
Year 28 (Option 3)	\$542,692.44
Year 29 (Option 3)	\$542,692.44
Year 30 (Option 3)	\$542,692.44

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## SUBJECT PROPERTY

NEC DALLAS N. TOLLWAY & LIGHT FARMS WAY

LIGHT FARMS WAY

PRESTON ROAD

+ 38,786 VPD

DALLAS NORTH TOLLWAY  
+ 20,576 VPD

LOCK AWAY<sup>®</sup> STORAGE

LIGHT FARMS ELEMENTARY  
(844 STUDENTS)

CALIBER COLLISION

MOVE IT<sup>®</sup> STORAGE

RALPH AND MARY LYNN BOYER ELEMENTARY (785 STUDENTS)

PROSPER HIGH SCHOOL  
(2,805 STUDENTS)

STRETCH LAB

@ pure barre

Builders FirstSource

FAT TRAINING

AutoZone

Subway

CHASE

Pizza Hut

Public Storage

U.S. POSTAL SERVICE

ROBERT AND ROBBIE REYNOLDS MIDDLE SCHOOL (903 STUDENTS)

KIDDIE ACADEMY, EDUCATIONAL CHILD CARE

Orange Theory FITNESS

Wing Stop

Kroger

Bank of America

ANYTIME FITNESS

William Rushing MIDDLE SCHOOL (967 STUDENTS)

Stuber ELEMENTARY (1,011 STUDENTS)

BrightView

HomeGoods

Hobby Lobby

Michaels

Kohl's

Starbucks

Ford

Chrysler

JEEP

TOYOTA

CINEMARK

THE LINKS ON PGA PARKWAY APARTMENTS (375 UNITS)

OMNI RESORTS PGA Frisco | Texas

TEXAS ROADHOUSE

Olive Garden

Five Below

Kirkland's

carter's

RACK ROOM SHOES

Bath & Body Works

Five Below

Whataburger

DSW DESIGNER SHOE WAREHOUSE

OLD NAVY

FAMOUS footware

T.J. MAXX

PET SMART

Burlington

five BELOW

KIRKLAND'S

WHATABURGER

RACK ROOM SHOES

Bath & Body Works

Five Below

Whataburger

Rock Hill HIGH SCHOOL (2,017 STUDENTS)

SPROUTS FARMERS MARKET

LA FITNESS

Lil' Caesar's

DUNKIN' DONUTS

baskin robbins

THE HOME DEPOT

CVS Pharmacy

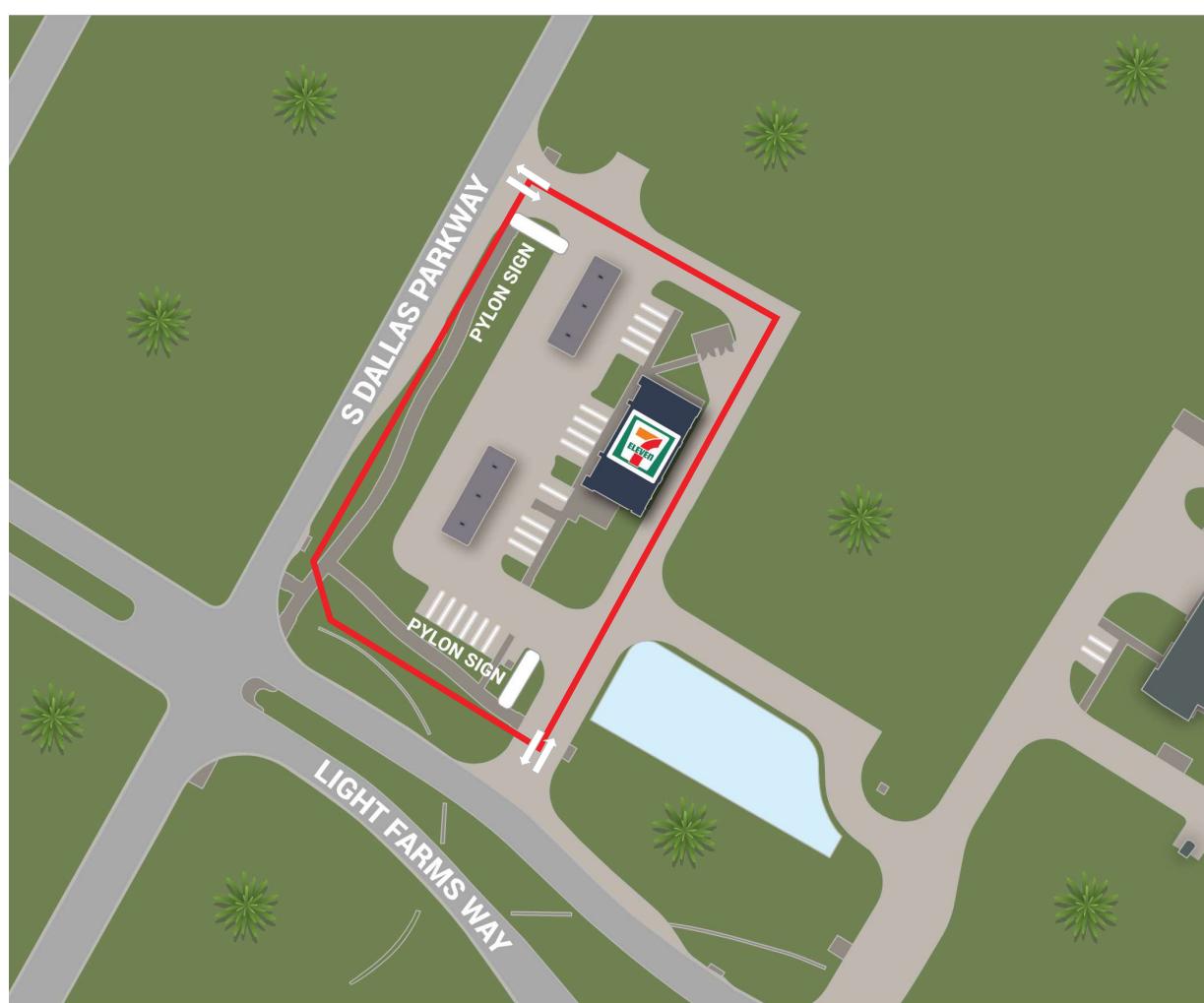
## SITE OVERVIEW

### 7-ELEVEN CELINA, TX

	Year Built	2022
	Building Area	±3,786 SF
	Land Area	±1.50 AC
	Pumps	6
	Fueling Positions	12

### NEIGHBORING RETAILERS

- Kroger
- Anytime Fitness
- ROSS Dress For Less
- T.J. Maxx
- Walmart Supercenter
- Lowe's
- Burlington
- Hobby Lobby
- The Home Depot
- Kohl's



FILE PHOTO

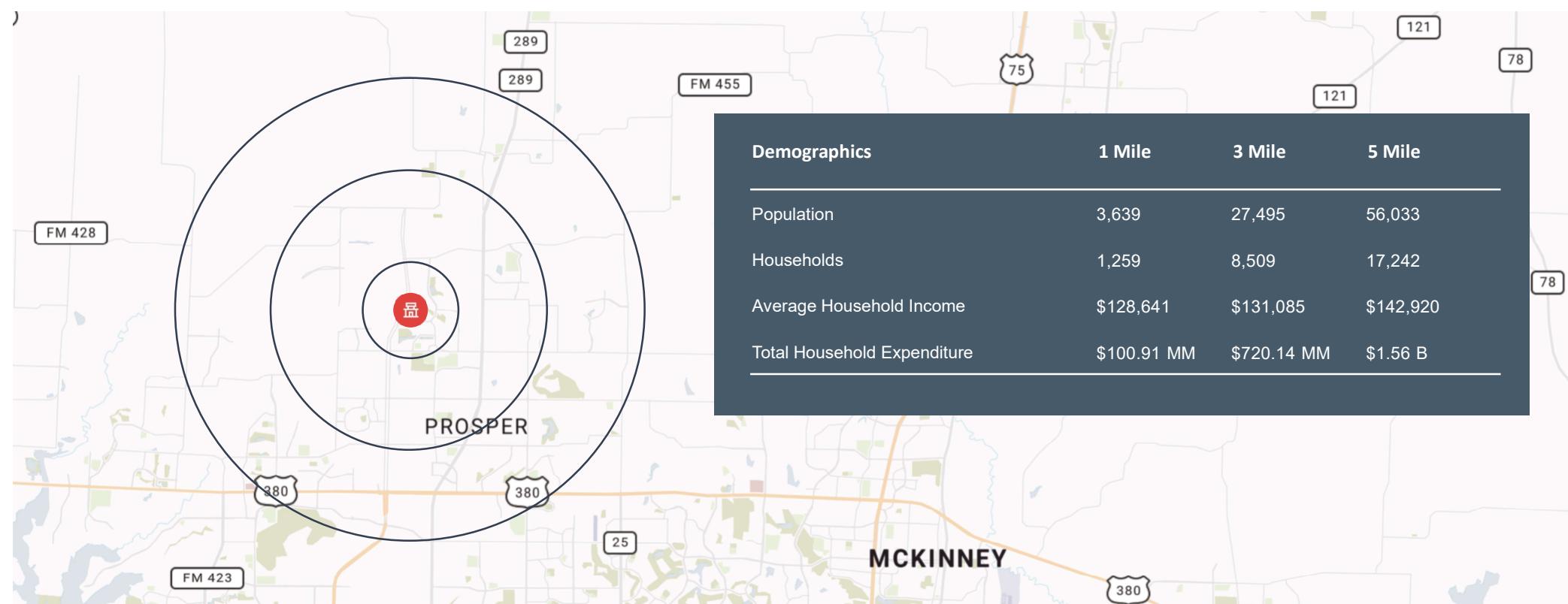
# ELEVATIONS

## 7-ELEVEN CELINA, TX



# LOCATION OVERVIEW

7-ELEVEN CELINA, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Celina ISD (493)
2. City of Celina (189)
3. Settlers Ridge Care Center (100)
4. Gold Star Team - Keller Williams (100)
5. Brookshire (63)
6. Chemtrade Logistics (30)
7. Redi-Mix, Inc (25)
8. CAD/CAM Svc Inc (25)
9. Texas Seasons Nursery (21)
10. Protective Products Inc (17)
11. Aspire Dayhabilitation Svc (15)
12. Independent Bank (11)

# LOCATION OVERVIEW

## 7-ELEVEN CELINA, TX



### Celina

Texas

26,990  
Population

\$114,000  
Median Household Income

Population expected to hit 160,000 by 2030 and is the fastest growing city in North Texas.

160,000

Dallas North Tollway expansion expects to bring Billions of dollars in Commercial Development.

**EXPANSION**

**With an estimated population of over 26,000, the City of Celina has tripled in size since 2010.**

This pace makes Celina one of the fastest growing cities in the Dallas-Fort Worth Metroplex.

Celina is a city in Collin and Denton Counties. It is located 40 miles north of Dallas.

Situated in high-growth Collin County and nestled between the major arteries of Preston Road to the east and the future Dallas North Tollway to the west, Celina's maximum projected buildout population is approximately 378,000. In other words, Celina is positioned geographically, demographically and economically to quickly become a big player in the North Texas metropolitan community.

Celina residents enjoy fantastic education options in the highly-rated school districts of both the Celina ISD and the Prosper ISD. In addition, Celina is proud to be home to a 75-acre Collin College campus that offers higher education to northwestern Collin County. In 2020, Celina received official designation as a Gigabit City from the Office of the Governor Greg Abbott. This means that every residence and business within the city has access to a minimum of 1 Gbps (Gigabit per second) up and down connectivity speed. Thanks to fiber optic lines and open access networks Celina will have faster communication and internet speeds for consumers and commercial businesses alike. This fundamental aspect of infrastructure will help to educate youth, create jobs, promote public safety, improve citizens' standards of living and deliver essential services. Celina's median household income is \$114,000, with an average home value of \$317,000. Residents are only minutes away from Frisco's "\$5 Billion Mile", major hospitals, and many area attractions.

## IN THE NEWS

7-ELEVEN CELINA, TX

# Celina Is Becoming A Residential And Commercial Boomtown

OCTOBER 21, 2022 (LOCAL PROFILE)

Like many other North Texas, Celina's rapid growth over the past couple of years is changing its landscape. In addition to new roadways and other developments, Celina is getting the attention of big retail companies.

As Local Profile previously mentioned, Celina announced recently the closure of a deal with Costco to build a **160,000-square-foot** building on **43 acres** on the corner of Ownsby and Preston Road which is expected to bring **1,000 to 1,4000** job s. Costco's commitment to this development is truly a testament to the **city's growth** and potential as this will be the first Costco in the U.S. built in a city with less than **30,000 residents** (at the time the deal was closed).

Just like Anna, Celina is strategically located near growing economic and commercial centers like Dallas, Prosper and Frisco and new developments are set to enhance that advantage: the Dallas North Tollway, which connects Dallas to Frisco, is going to expand 10 miles through Celina and Preston Road, which passes through many of the North Texas fast-growing communities like Plano, Frisco, Prosper and Celina is under continued development.

And it's not just Costco that's looking to get ahead of the curve in Celina. In April, Centurion American Development Group broke ground to begin the construction of a 3,200-acre community with **7,000 single-family homes** and another **4,100 multifamily units**. The space will also include land for Celina ISD schools and fire and police stations, according to REX Real Estate.

Matthew Kiran, a real estate agent with REX Real Estate, told Candy's Dirt that Celina's residential population has exploded. According to the 2020 U.S. census, at the time Celina had **16,739 residents**, but after being ranked as the **#1 fastest-growing city** in North Texas three years in a row by the Dallas Business Journal, that was bound to change. Today the population sits at around **37,000 people**, according to the city website, more than twice what it was two years ago.

[EXPLORE ARTICLE](#)

# North-bound construction continues on Dallas North Tollway at US 380

AUDREY HENVEY, APRIL 21, 2022 (CELINA RECORD)

The Dallas North Tollway has come a long way since its first section opened to traffic in 1968, and plans are underway for it to continue growing to service northern Collin County drivers.

"**Phase 4**" of development on the tollway includes extending the thoroughfare **13.7 miles** north of US 380. Currently, drivers traveling north on the tollway are forced off of main lanes at the intersection with US 380. Traveling north of **US 380 involves** using the two-lane frontage roads in either direction, which currently hit a dead end at **FM 428**.

In a statement to the Celina Record, Rey said the design phase for the main lanes from US 380 to FM 428 began this year, with construction slated to begin in mid-2024.

However, progress continues to move forward in an effort to extend the highway into Celina and up to Grayson County.

Work on the Dallas North Tollway extension over **US 380** is expected to be complete in early 2023, weather permitting, said Michael Rey, media relations manager with the North Texas Tollway Authority.

"Crews recently completed pouring concrete for the main lane bridges," Rey stated.

"Looking ahead, crews will be concentrating on ramp paving and retaining walls."

The work at **US 380** is the first part of **Phase 4** of Dallas North Tollway development that will extend the highway up to the Grayson County line.

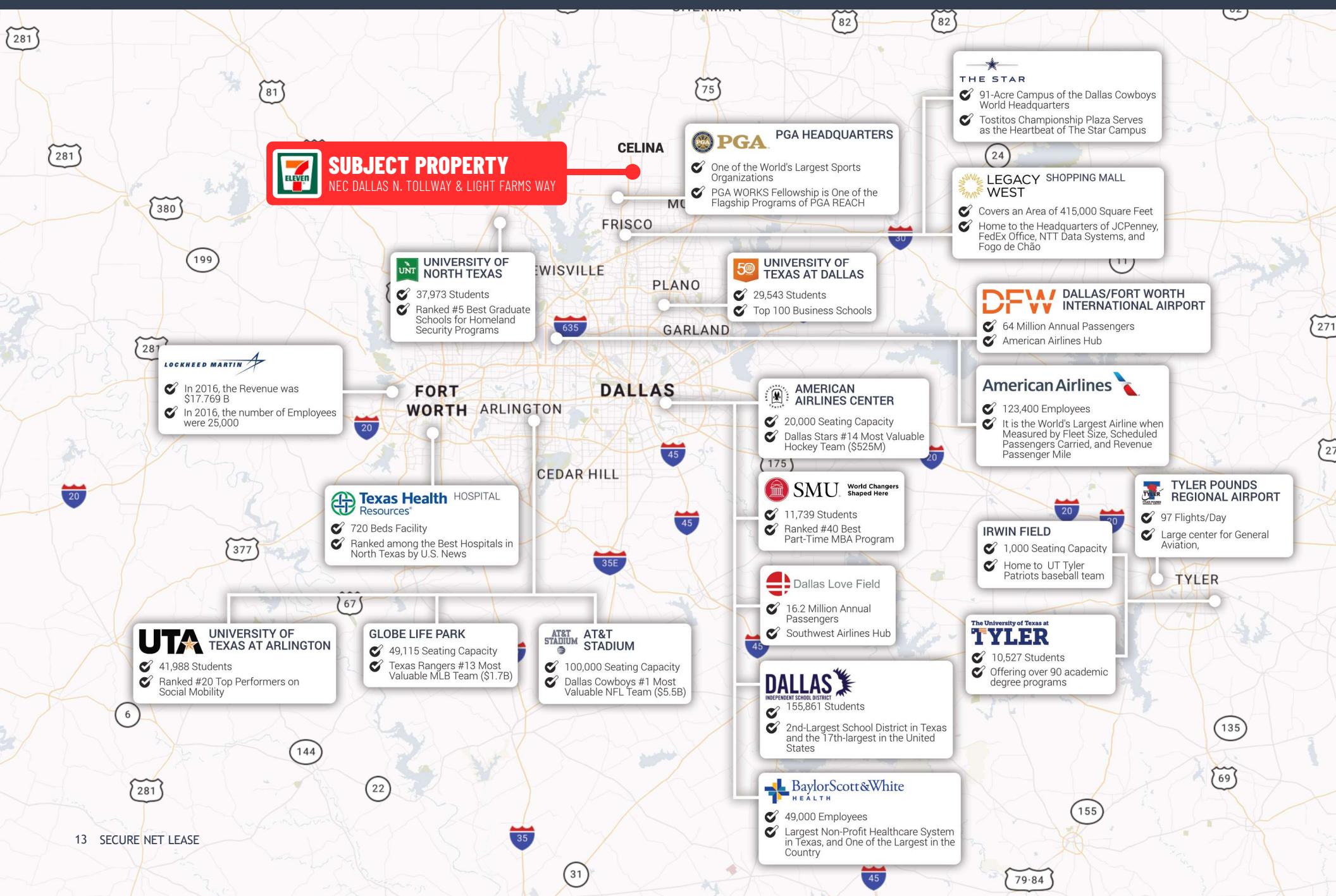
Phase 4B involves then extending the tollway from **FM 428** to the Grayson County line. Currently, Rey stated, that segment has a two-lane future frontage road under construction and is expected to open to traffic later this year, weather permitting. The road would have one lane going in each direction.

Planning for main lanes for **Phase 4B** is expected to begin in **2024**, with design and construction to follow, Rey said.

[EXPLORE ARTICLE](#)

# METRO AREA

7-ELEVEN CELINA, TX



# 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

#### Edward Benton

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# TEXAS DISCLAIMER

7-ELEVEN CELINA, 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.