



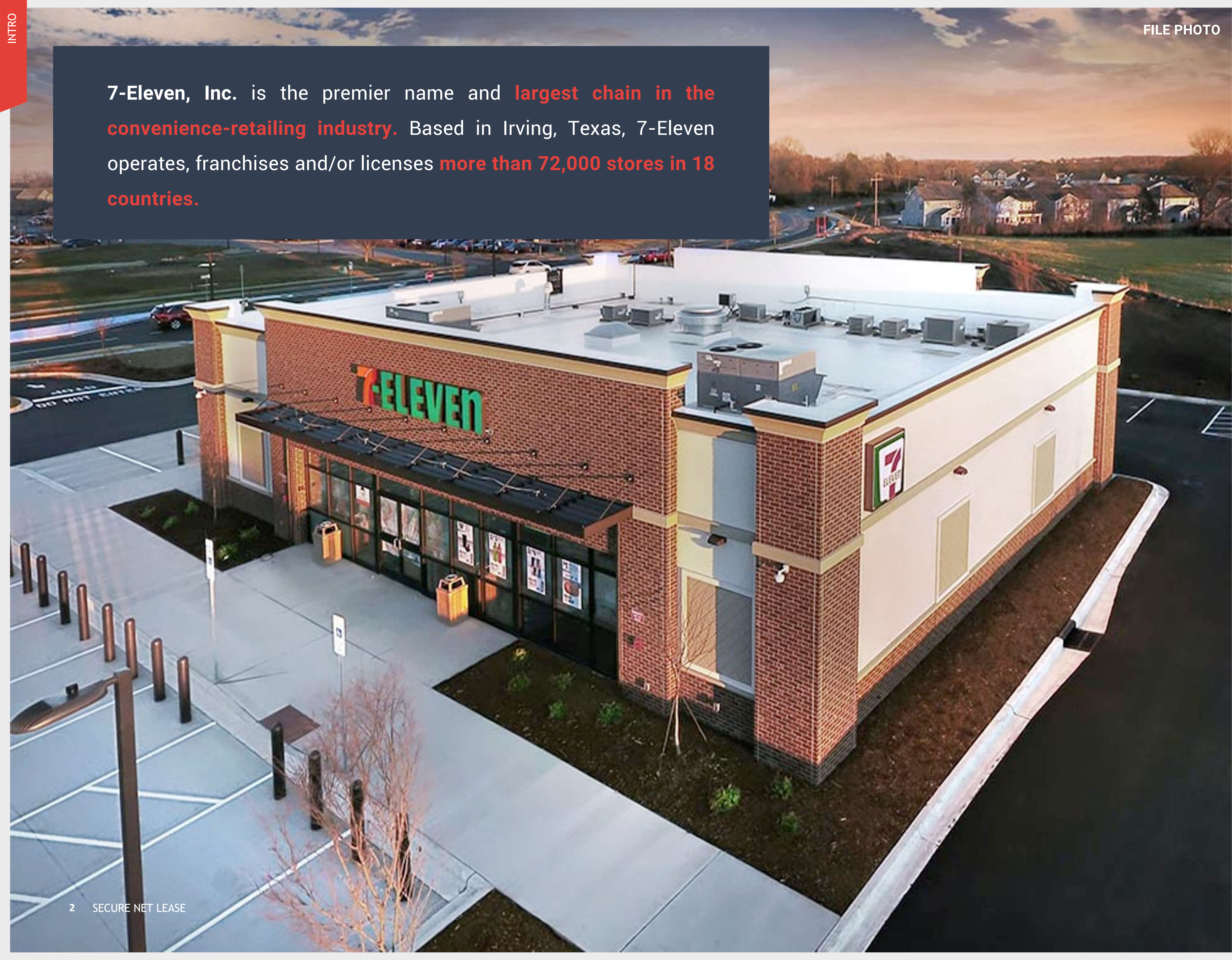
7-Eleven

\$8,661,000 | 5.15% CAP

18 South General Bruce Drive, Temple, TX 76504

- ✓ **Brand New 15-Year Corporate Absolute NNN Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - Sits on a 1.78 Acre Parcel with 47 Parking Spaces and 7 Gasoline MPDs.
- ✓ **Only 25 Miles From Fort Cavazos**, One of the Largest U.S. Military Bases for Both Land Mass and Population in the World
- ✓ **Education Hub:** Located Only 2 Miles From Temple College, And is Within Driving Distance to Major Universities in Both Waco and Austin
- ✓ **Subject Property is Located Right Off I-35**, This Location Positions Temple Within 180 Miles of 80% of Texas' Population

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses **more than 72,000 stores in 18 countries**.



INVESTMENT OVERVIEW

7-ELEVEN TEMPLE, TX

FILE PHOTO



CONTACT FOR DETAILS

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(713) 263-3981

ebenton@securenetlease.com

Bob MoorheadManaging Partner
(214) 522-7210

bob@securenetlease.com

\$8,661,000

5.15% CAP

NOI

\$446,036

Building Area

±4,650 SF

Land Area

±1.78 AC

Year Built

2023

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** December 2023
- ✓ **Brand New 15-Year Corporate Absolute NNN** Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - Sits on a 1.78 Acre Parcel with 47 Parking Spaces and 7 Gasoline MPDs.
- ✓ **Only 25 miles from Fort Cavazos, Formerly known as Fort Hood;** One of the largest U.S. military bases in terms of both land mass and population in the world. It is also home to multiple units including the III Armored Corps.
- ✓ **Located Only 2 Miles From Temple College,** Which has around 6,000 enrolled students and 350 faculty members. Property is located in between Waco and Austin and is within driving distance to major universities in both cities.
- ✓ **Subject Property is Located Right Off I-35,** This location positions Temple within 180 Miles of 80% of Texas' Population.
- ✓ **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 72,000+ stores, 11,600 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 TEMPLE, TX

7-Eleven

Lessee: 7-Eleven, Inc., a Texas corporation

REVENUE
\$36.1 B

CREDIT RATING
A

LOCATIONS
72,800+

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 72,800 stores in 18 countries, of which **approximately 14,000** are in the U.S. and Canada. These stores see approximately **64 million customers** per day. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests.

7-Eleven offers customers **industry-leading** private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



FILE PHOTO

IN THE NEWS

7-ELEVEN TEMPLE, TX

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**. And there's another reason the **new location** inside 7-Eleven should appeal to customers who can't get enough Tex-Mex cuisine: Unlike other Laredo Taco Company restaurants, this one offers an **extended** covered patio for customers who like outdoor seating, frozen margaritas and beer on tap.

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.**"

The 7NOW delivery app lets customers order from more than **3,000 products** to be delivered to their door.

EXPLORE ARTICLE



7-Eleven Tops Best Grocery Store List

MATTHEW STERN, DECEMBER 12, 2022 (RETAILWIRE)

These days, the favorite grocery store in the U.S. is not even a supermarket, a new survey says. Based on research from YouGov, Convenience store chain 7-Eleven is the most popular place for people in the U.S. to get their groceries, according to Eat This, Not That.

With a **62 percent popularity rating**, the retailer beat out discounter Aldi and supermarket giant Kroger (which both had a **61 percent** rating). Trader Joe's and Whole Foods came in **fourth and fifth** on the list (at 58 percent and 53 percent, respectively). Albertsons and Piggly Wiggly also made an appearance, as well as other **convenience stores** including Circle K and 7-Eleven-owned Speedway.

Convenience stores have become a more popular meal destination at a time when inflation is driving people to be more cost conscious, as a PYMNTS article explores. Low-income consumers have been turning to food pickup from c-stores rather than pricier delivery.

Foodservice is a point of emphasis at 7-Eleven, but has not been its sole focus. The chain recently opened its ninth "Evolution" store in the country and **fifth in the Dallas-Fort Worth** area. This particular location features an in-store Laredo Taco Company restaurant, custom beverages and even a premium cigar humidor. 7-Eleven Evolution stores are meant as testing grounds for **new technologies** and offerings, and gives the retailer an **opportunity** to tweak product and design in response to customer feedback.

The convenience store giant has also improved its technological positioning, introducing features like **app-based home delivery** as well as delivery through DoorDash and Instacart. These features have become table stakes in the convenience vertical, with 57 percent of operators having some sort of last-mile fulfillment solution in place.

EXPLORE ARTICLE

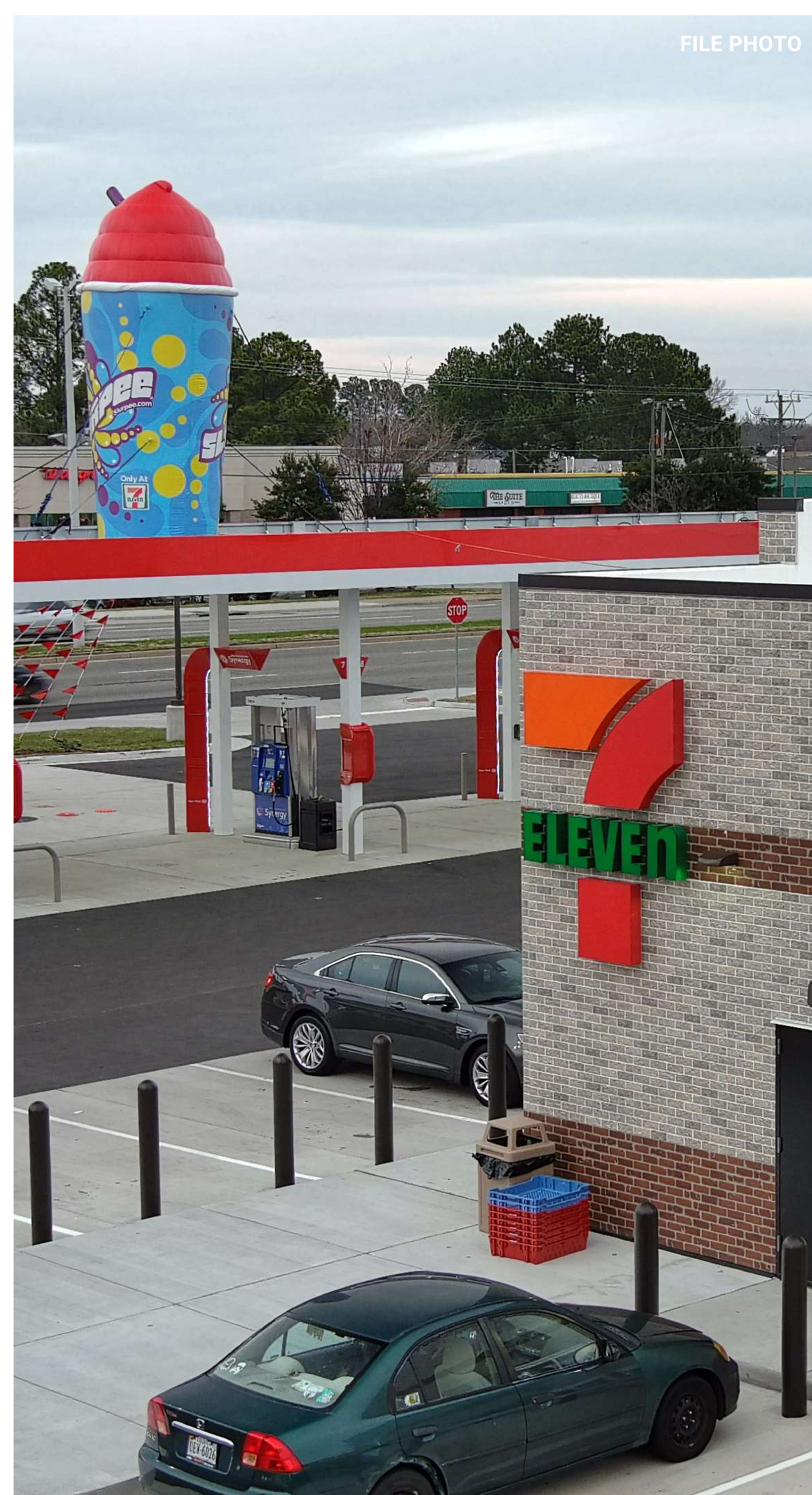


LEASE OVERVIEW

7-ELEVEN TEMPLE, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Renewal Options
Rent Commencement	December 2023 (Estimated)
Lease Expiration	December 2038 (Estimated)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$446,036.04
Annual Rent YRS 6-10	\$479,489.04
Annual Rent YRS 11-15	\$515,451.00
Option 1	\$554,109.96
Option 2	\$595,668.00
Option 3	\$640,343.04
Option 4	\$688,368.96

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.



36 TEXAS

190

53 TEXAS

CHOICE HOTELS

Super 8

Exxon

Days Inn

6

TEXAS

BW Best Western

Pizza Hut

TEMPLE HIGH SCHOOL (2,254 STUDENTS)

Dutch Bros

Chick-fil-A

TACO BELL

H-E-B

Little Caesars

Dominos

FAMILY DOLLAR

53 TEXAS

W CENTRAL AVENUE ±13,171 VPD

FAMOUS footwear

DQ

1ST STREET ±10,041 VPD

290 TEXAS

CIRCLE K

WOODBIDGE CROSSING (176 UNITS)

AUTUMN CHASE APARTMENTS

DOLLAR GENERAL

CIRCLE K

MIDTOWN APARTMENTS (129 UNITS)

AIRPORT ROAD ±9,996 VPD

DOLLAR TREE

PARKS ON THE GREEN (168 UNITS)

FAIRWAYS AT SAMMONS PARK APARTMENTS (92 UNITS)

7-ELEVEN SUBJECT PROPERTY SWC I-35 & W. ADAMS AVE.

WESTERN HILLS ELEMENTARY SCHOOL (432 STUDENTS)

LAKE POLK

FRED W EDWARDS ACADEMY (110 STUDENTS)

MONARCH HIGHWAY ±45,736 VPD

31ST STREET ±14,536 VPD

INTERSTATE 35 TEXAS

Firestone COMPLETE AUTO CARE

NATURAL GROCCERS

CAVENDER'S Aaron's

U-HAUL

AutoZone

cricket wireless

VALERO

NAPA

DOLLAR GENERAL

Jeep CHRYSLER RAM

Jack in the box

LOOP 363

THE HOME DEPOT

TARGET

Michaels Where Creativity Happens

BEST BUY

PETSMART

MATTRESS FIRM

SPEC'S

MEN'S WEARHOUSE

BOOT BARN

TACO CABANA

Starbucks

CHIPOTLE MEXICAN GRILL

BJ'S RESTAURANT BREWHOUSE

Exxon

WILDWOOD (324 UNITS)

W ADAMS AVENUE ±13,643 VPD

FARM ROAD 2305

WHATABURGER

McDonald's

KFC

SUBWAY

Jackson Hewitt TAX SERVICE

Advance Auto Parts

O'Reilly AUTO PARTS

ups





Jeep CHRYSLER RAM

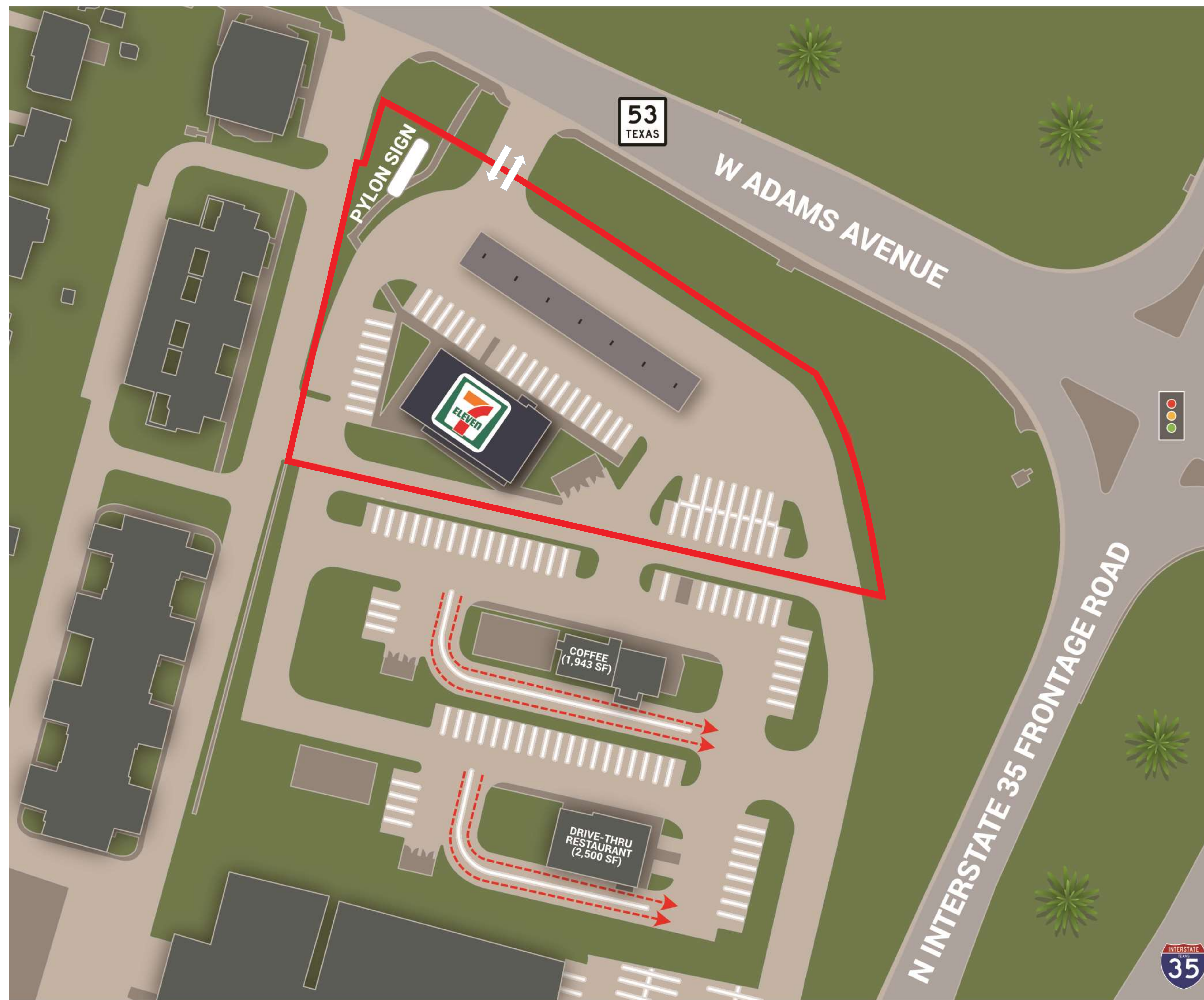
Jack in the box

LOOP 363

SITE OVERVIEW

7-ELEVEN TEMPLE, TX

	Year Built		2023
	Building Area		±4,650 SF
	Land Area		±1.78 AC
	Pumps		7
	Fueling Positions		14



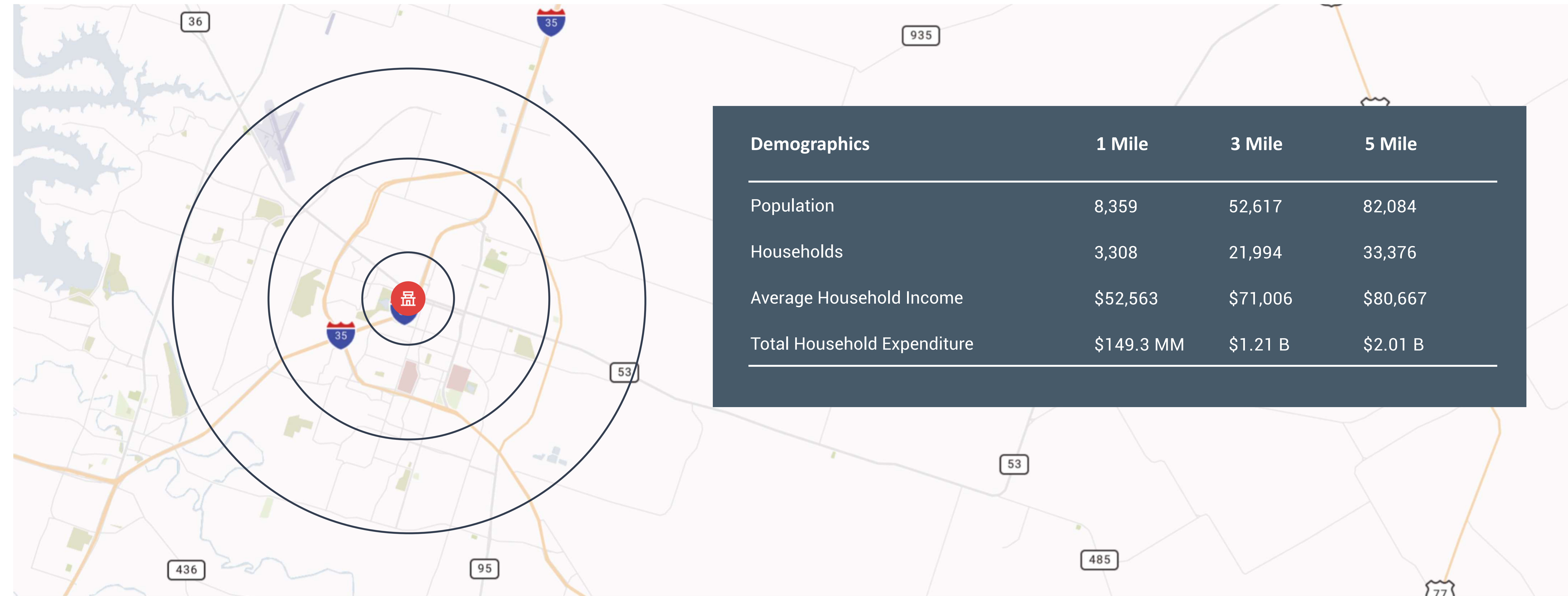
NEIGHBORING RETAILERS

- The Home Depot
- Target
- Best Buy
- PetSmart
- H-E-B
- Dollar General
- O'Reilly Auto Parts
- Michaels
- Dollar Tree
- Boot Barn



LOCATION OVERVIEW

7-ELEVEN TEMPLE, TX




ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Baylor Scott & White Health (8,379)
2. Central Texas Veterans Healthcare Systems (4,523)
3. McLane Company - Corporation Headquarters & SW Distribution Center (2,104)
4. Wal-Mart Superstore, Distribution Center and Sam's Club (1,450)
5. Temple Independent School District (1,433)
6. H-E-B Retail Distribution Center (1,112)
7. City of Temple (1,020)
8. Wilsonart International (980)
9. Scott & White Health Plan (754)
10. PACTIV Packaging Corporation (600)

LOCATION OVERVIEW

7-ELEVEN TEMPLE, TX

Temple
Texas

 76,590
Population

 \$53,723
Median Household Income



Temple is located off I-35 and is a transportation hub between many cities in Texas

I-35

Temple is located 25 Miles from Fort Cavazos - the 3rd Largest US Military Base in the World

25 MILES

Temple is a city in Bell County, Texas, United States.

As of 2019, the city has a population 82,517 according to a US census estimate, making it the second largest of Bell County's three principal cities after Killeen.

Direct access to I-35 positions Temple within 180 miles of 80 percent of Texas' population

Located near the county seat of Belton, Temple lies in the region referred to as Central Texas and is a principal city in the Killeen – Temple – Fort Hood metropolitan area, Killeen–Temple–Fort Hood is a metropolitan statistical area that as of the 2020 Census, the MSA had a population of 475,367.

With a qualified workforce, plenty of available land, and a pro-business attitude, Temple is a great location for advanced manufacturing operations or distribution and logistics companies. In addition, the health care and R&D activities at Baylor Scott & White position Temple as a hub for health and life sciences. The primary economic drivers are the extensive medical community (mostly due to Baylor Scott & White Medical Center – Temple) and goods distribution based on its central location between the Dallas-Fort Worth, San Antonio, and Houston metropolitan areas, and proximity to larger neighbors Austin and Waco.

IN THE NEWS

7-ELEVEN TEMPLE, TX

How Temple's industrial real estate market contributes to its economic growth

ADRIAN CANNADY, MAY 16, 2023 (DALLAS BUSINESS JOURNAL)

Situated at the crossroads of accessibility and affordability, Temple, Texas, has quickly evolved into a top-of-mind community for large-scale operations. The city is home to a highly favorable industrial real estate market, which has played a significant role in the region's economic growth over the years.

The availability of industrial real estate has attracted many businesses from various sectors, including food and beverage, building materials, **business support services** and life sciences. Further encouraging **growth** is the city's strong pro-business attitude, which includes a favorable tax climate, wide **business support network** and highly skilled workforce.

Located in one of the nation's top states for business, Temple offers some of the best values in the country when it comes to growing companies' operations. The city is also home to some of the most affordable industrial land in Central Texas.

Businesses that locate in Temple can take advantage of Texas' unique benefits, like no corporate income tax. Texas is also known for having one of the **best enterprise funds** in the nation, which provides **performance-based** financial incentives for companies with projects that contribute significantly to the state economy.

At the local and state levels, companies have **access** to an array of incentives including tax abatements and business grants to help **facilitate growth**.

Temple's ample selection of quality sites has been a significant contributing factor to the **continued growth** of the city's economy. The community is home to more than **1,600** acres of shovel-ready land at affordable prices, making it a hotbed for global companies and homegrown operations.

EXPLORE ARTICLE



Growing your business? Here are some of the biggest companies in Temple, Texas

ADRIAN CANNADY, MARCH 31, 2023 (DALLAS BUSINESS JOURNAL)

Some of the biggest companies in Texas also create opportunities for suppliers based here in Central Texas. Toyota opened its billion-dollar North American headquarters in Plano in 2017 and its auto manufacturing facility has been in operation in San Antonio since 2006.

Texas Instruments and Dell Technologies also call Texas home, creating a **strong base** for **electronics manufacturing** in the state.

Whether a business is just starting out or is well established and seeking a new site, Temple, Texas, has an impressive portfolio of companies that have planted roots in the region. From small furniture manufacturers that have grown into 1,000-employee enterprises, to corporate headquarters that tap into markets around the globe, Temple has long served as a launchpad for business success.

Powered by the city's vast amount of talent and **robust infrastructure**, manufacturers in Temple have unparalleled access to customers, key markets and new opportunities. Read on to learn about the decades of **growth** seen by some of **Temple's largest employers**.

Companies in Temple set the stage for relocating and expanding businesses that want to take their success to the next level — case in point, Wilsonart International. The manufacturer of engineered surfaces has contributed significantly to the Central Texas economy since **1956**, and now employs more than **1,300 people** in the region.

Pactiv is another **leading manufacturer** in Central Texas, specializing in disposable food packaging that is sold around the world. More than **600 employees** help manufacture and distribute everything from film products to tamper evident containers at the company's Temple facility.

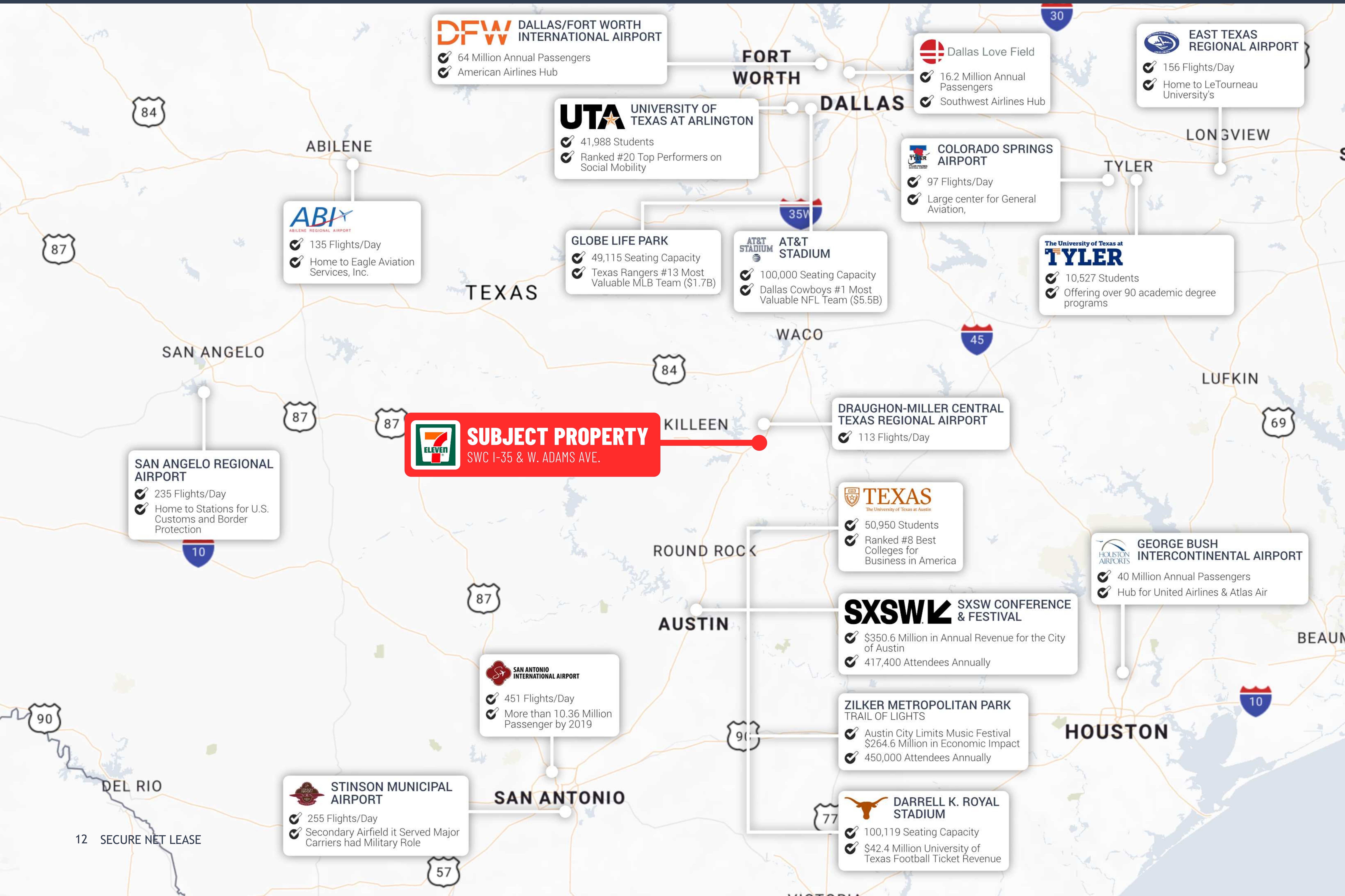
EXPLORE ARTICLE



METRO AREA

7-ELEVEN TEMPLE, TX

MAP



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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(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN TEMPLE, 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.