



7-Eleven W/ Laredo Taco

\$7,312,000 | 5.00% CAP

3301 Lomas Del Sur Blvd, Laredo, TX

- ✓ Brand New 15 Year Absolute NNN Corporate Lease with 10% Rent Bumps and Four, 5-Year Options
- ✓ Hard Corner Signalized Location Located Off Lomas Del Sur Blvd and S Ejido Ave (25,000 VPD)
- ✓ Lomas Del Sur Blvd is the Main Thoroughfare Between US-83 (36,140 VPD) & Cuatro Vientos Rd (35,661 VPD)
- ✓ Outstanding Demographics - 1-Mile Population Exceeds 18,600 and 3 Mile Population Exceeds Over 85,465
- ✓ Laredo, Texas is located in South Texas and is the 3rd largest city on the U.S.-Mexico Border.

7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest convenience retailer in the world.



INVESTMENT OVERVIEW

7-ELEVEN LAREDO, TX



File Photo

CONTACT FOR DETAILS

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\$7,312,000

5.00% CAP

NOI

\$365,578

Building Area

±4,650 SF

Land Area

±1.63 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** December 2023
- ✓ **Brand New 15 Year Absolute NNN Corporate Lease** with 10% Rent Bumps and Four, 5-Year Options. The property features a Laredo Taco inside the store and will be adjacent to a fast food chain and Ace Hardware.
- ✓ **Hard Corner Signalized Location Located Off** Lomas Del Sur Blvd and S Ejido Ave (25,000 VPD). Lomas Del Sur Blvd is the Main Thoroughfare Between US-83 (36,140 VPD) & Cuatro Vientos Rd (35,661 VPD).
- ✓ **Outstanding Demographics - 1-Mile Population Exceeds 18,600 and 3 Mile Population Exceeds Over 85,465.**
- ✓ **Laredo, Texas is located in South Texas and is the 3rd largest city on the U.S.-Mexico Border.** It is also the largest inland port on the Mexican border and sees \$833 million of trade daily move through the city. Laredo is proud to be ranked the 7th safest city in America as of February 2023.
- ✓ **Brand New Lease with 7-Eleven (S&P rated A):** 7-Eleven has more than 14,000 company-owned, or franchised convenience stores in North America. Globally, 7-Eleven licenses more than 72,800 stores over 18 countries.

Zero Landlord Responsibilities

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 LAREDO, TX

7-Eleven

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada, while also serving over 83,000 stores in 18 countries & regions.

REVENUE
\$36.1+ B

CREDIT RATING
A

LOCATIONS
83,000+

STOCK TICKER
SVNDY



[7-eleven.com](https://www.7-eleven.com)

7-Eleven won several **awards in 2022**, including being named the **#1 C-Store Chain by Convenience Store** News. Their annual list compiles the industry's top performing chains throughout the year and acts as a tool that highlights trends in the industry. As **the largest chain** in the C-Store industry, 7-Eleven continued to lead in 2022. 7-Eleven also earned the number one spot in 2019 and 2020.

As proud founders of the world's first convenience store, 7-Eleven's **top priority** has always been to **give customers** the most convenient experience possible to consistently meet their needs. 7-Eleven aims to be a one-stop shop for consumers – a place people can always rely on to **deliver what they want, when, where and how they want it**. This goal continues to **shape 7-Eleven's ethos**, driving 7-Eleven's **expansion** into operating Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits, with locations, as well as **proprietary products and services** including 7NOW®, 7Rewards®, Speedy Rewards® and 7-Eleven Fleet™, **throughout the U.S.**

File Photo



IN THE NEWS

7-ELEVEN LAREDO, 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.**"

EXPLORE ARTICLE



7-Eleven Tops Best Grocery Store List

MATTHEW STERN, DECEMBER 12, 2022 (RETAIL WIRE)

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. Millennials, in particular, **avored 7-Eleven more** than Baby Boomers and Generation Xers, who preferred to shop at Kroger. And **men chose 7-Eleven more than women**, who were bigger fans of Aldi.

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.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN LAREDO, TX

Initial Lease Term	15 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	December 2023
Lease Expiration	December 2038
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$365,578.00
Annual Rent YRS 6-10	\$402,135.80
Annual Rent YRS 11-15	\$442,349.38
Option 1	\$486,584.32
Option 2	\$535,242.75
Option 3	\$588,767.02
Option 4	\$647,643.73
Option 5	\$712,408.10

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.





KAWAS
ELEMENTARY SCHOOL
(321 STUDENTS)



U.S. HIGHWAY 83
±36,140 VPD



CENTENO
ELEMENTARY SCHOOL
(762 STUDENTS)



EJIDO
APARTMENTS
(1 UNIT)



SEJIDO AVENUE
±12,361 VPD



LA TERRAZA
(128 UNITS)



7-ELEVEN
SUBJECT PROPERTY
3301 LOMAS DEL SUR BLVD.

UNITED SOUTH
MIDDLE SCHOOL
(1,174 STUDENTS)

UNITED SOUTH
HIGH SCHOOL
(3,175 STUDENTS)



UNITED SOUTH
9TH GRADE
CAMPUS

CUATRO VIENTOS BOULEVARD
±35,661 VPD

20
TEXAS

OCTAVIO SALINAS
ELEMENTARY
(709 STUDENTS)






LOMAS DEL SUR BOULEVARD
±14,388 VPD

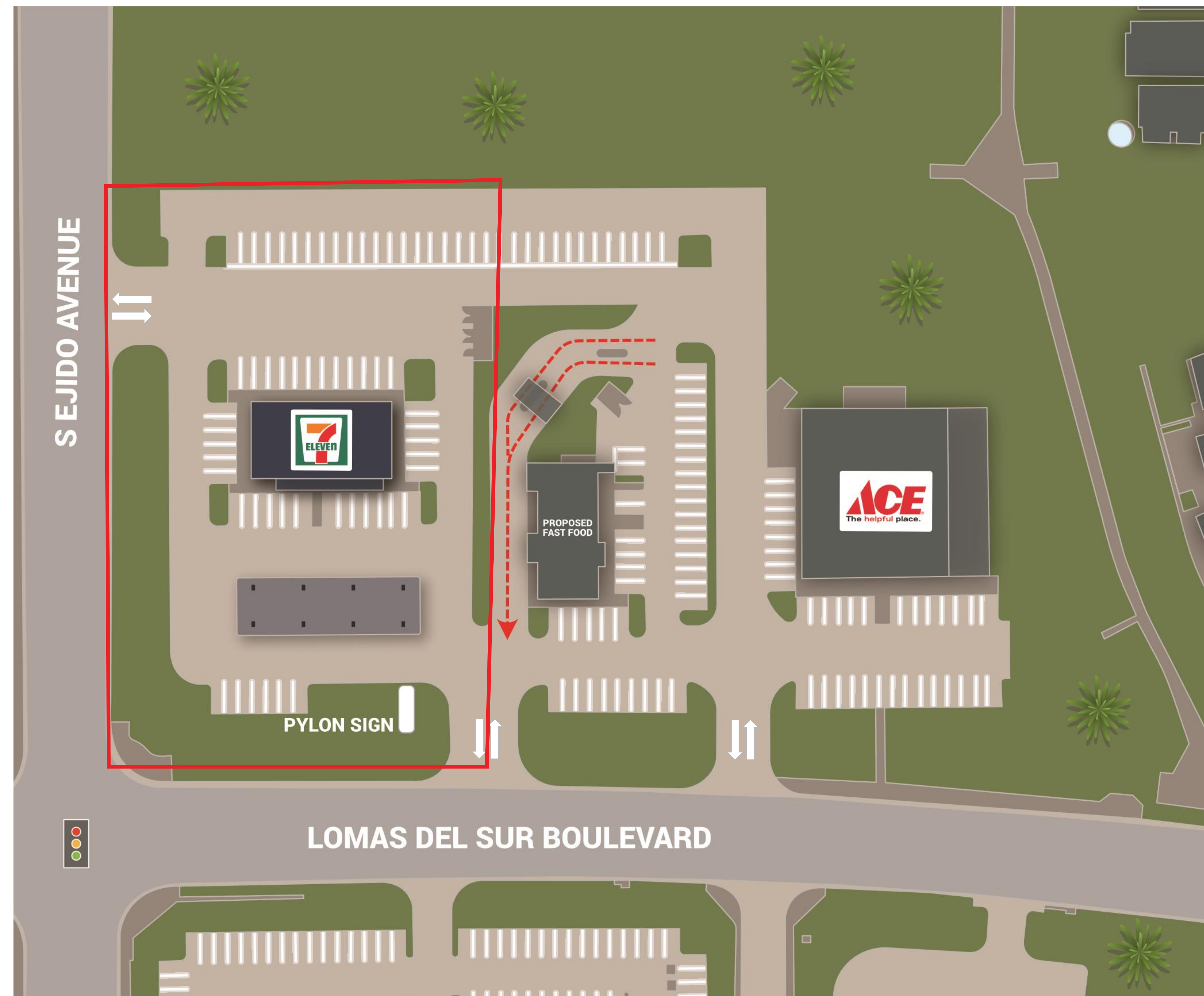
RICARDO MOLINA
MIDDLE SCHOOL



SITE OVERVIEW

7-ELEVEN LAREDO, TX

	Year Built		2023
	Building Area		±4,650 SF
	Land Area		±1.63 AC
	Pumps		8
	Fueling Positions		16



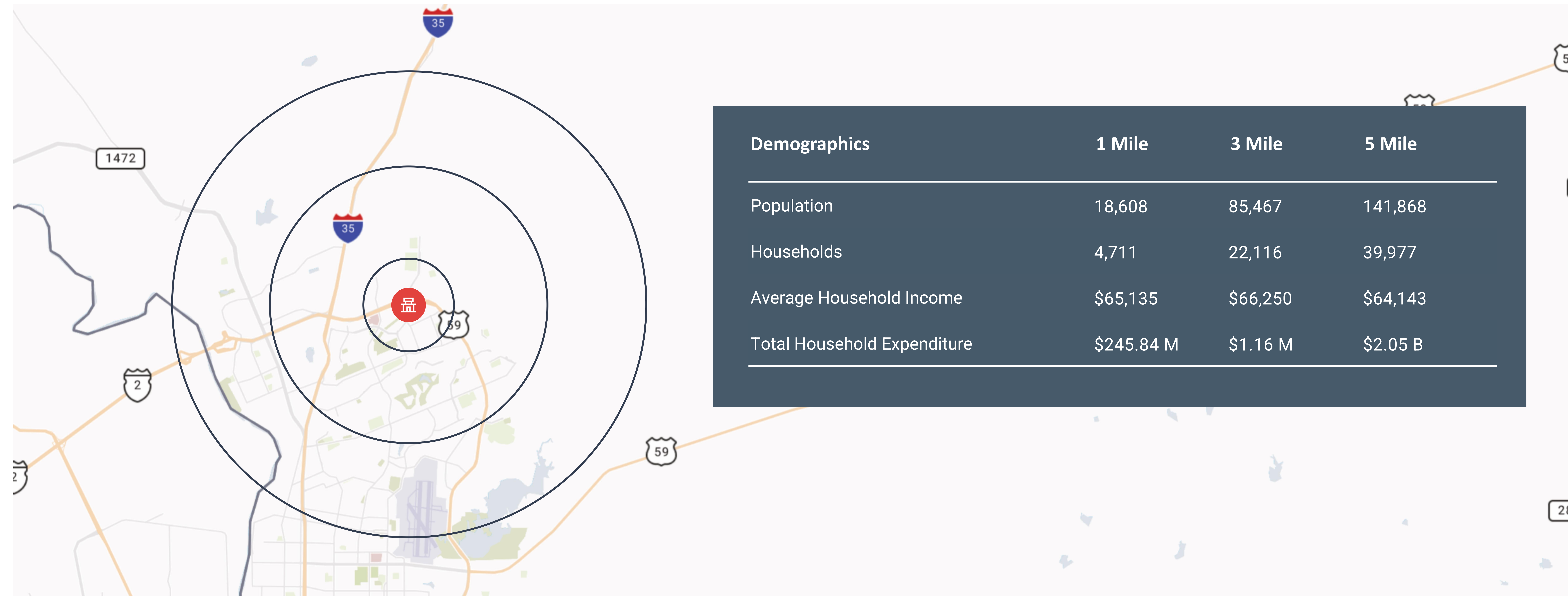
NEIGHBORING RETAILERS

- Walmart Supercenter
- H-E-B
- Dollar Tree
- Family Dollar
- Ace Hardware
- Sonic Drive-In
- AutoZone Auto Parts
- Domino's
- Advance Auto Parts
- KFC



LOCATION OVERVIEW

7-ELEVEN LAREDO, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Laredo Independent School District (4,000)
2. H-E-B Grocery - 7 Locations (3,705)
3. United Independent School District (3,001)
4. City of Laredo (2,659)
5. Walmart - 4 Locations (2,125)
6. U.S. CBP - Laredo Sector Border Patrol (2,125)
7. Laredo Sector Border Patrol (1,957)
8. Webb County (1,800)
9. Laredo Medical Center (1,275)
10. McDonald's Restaurant (775)

LOCATION OVERVIEW

7-ELEVEN LAREDO, TX

Laredo
Texas

 257,795
Population

 \$55,603
Median Household Income



Home Ownership Rate

62.2%

Ranked #7 in Top 10
Safest Cities in U.S.

7th

Laredo, Texas is the county seat of Webb County and located on the north bank of the Rio Grande River in South Texas, across from Nuevo Laredo, Mexico.

Founded in 1755, Laredo grew from a village to the capital of the short-lived Republic of the Rio Grande to the largest inland port on the Mexican border.

Laredo is home to one of the oldest crossing points along the Mexico-United States border. It's also the nation's largest inland port of entry. This has enabled Laredo to flourish while blending the two distinct cultures of the U.S. and Mexico.

Laredo's economy is primarily based on the international trade with the United States' largest trading partner, Mexico, and as a major hub for land, rail, and air cargo transportation.

The city is on the southern end of I-35, which connects manufacturers in northern Mexico through Interstate 35 as a major route for trade throughout the U.S. Laredo is the 11th-most populous city in Texas and the third-most populous U.S. city on the Mexican border. Laredo is home to Texas A&M International University and Laredo College. Laredo International Airport is within the Laredo city limits, while the Quetzalcoatl International Airport is nearby Nuevo Laredo on the Mexico side.

IN THE NEWS

7-ELEVEN LAREDO, TX

Survey ranks Laredo as the seventh safest city in America

FEBRUARY 17, 2023 (KGNS)

A national survey ranks the City of Laredo as one of the top ten safest cities in America. According to the SmartAsset.com, Laredo made a significant jump from number 13 to number seven in the same study last year.

The study focuses on various factors including the evaluation of **200** of the **largest cities** in the country across **five metrics** related to crimes such as violent crime, property crime, vehicle mortality and drug poisoning mortality.

“I think we should be proud of that because Laredo is a very important strategic point, and we are the largest land port, we have to be a safe city, not only that we have to be, we are a safe city and we’ve been a safe city because of all the presence of our multiple law enforcement agencies,” said Mayor Dr. Trevino.

Laredo Mayor Dr. Victor Trevino believes that these findings are the **result of good policing** in our community.

The city that took the **number one spot** was Frisco Texas which had the fourth lowest violent crime rate.

McKinney, Texas took the **second spot** and McAllen took the third.

EXPLORE ARTICLE



Laredo, already the dominant land port between the U.S. and Mexico, could soon play a larger role

SARAH ASCH, JANUARY 13, 2023 (TEXAS PUBLIC RADIO)

Laredo has long been the dominant land port between the United States and Mexico, but according to reporting by The New York Times, the city may soon play an even larger role on the global economic stage.

In the wake of supply chain upheaval and alarmed by tensions with China, some U.S. companies are **shifting production** from across the Pacific to Mexico. This could signal that **more goods** could soon be **streaming** across the several international bridges that straddle the Rio Grande between Laredo and Nuevo Laredo across the border.

Daniel Covarrubias: The Port of Laredo is a very important port. Many people, when they speak about ports, they just think about seaports via Los Angeles, airports – Chicago, JFK. But the Port of Laredo, it’s right up there. It’s always in the top three. In numbers, from January to November of 2022, \$275 billion in total trade have moved through Laredo. So that brings it down to about \$25 billion a month. And if you bring it down to a day, it’s about \$833 million a day of total trade that moves through Laredo.

Daniel Covarrubias, director of the **Texas Center** for Border Economic and Enterprise Development research and data center at Texas A&M International University in Laredo, joined Texas Standard to talk about the **new role** Laredo could play in the **global economy**. Listen to the story above or read the transcript below.

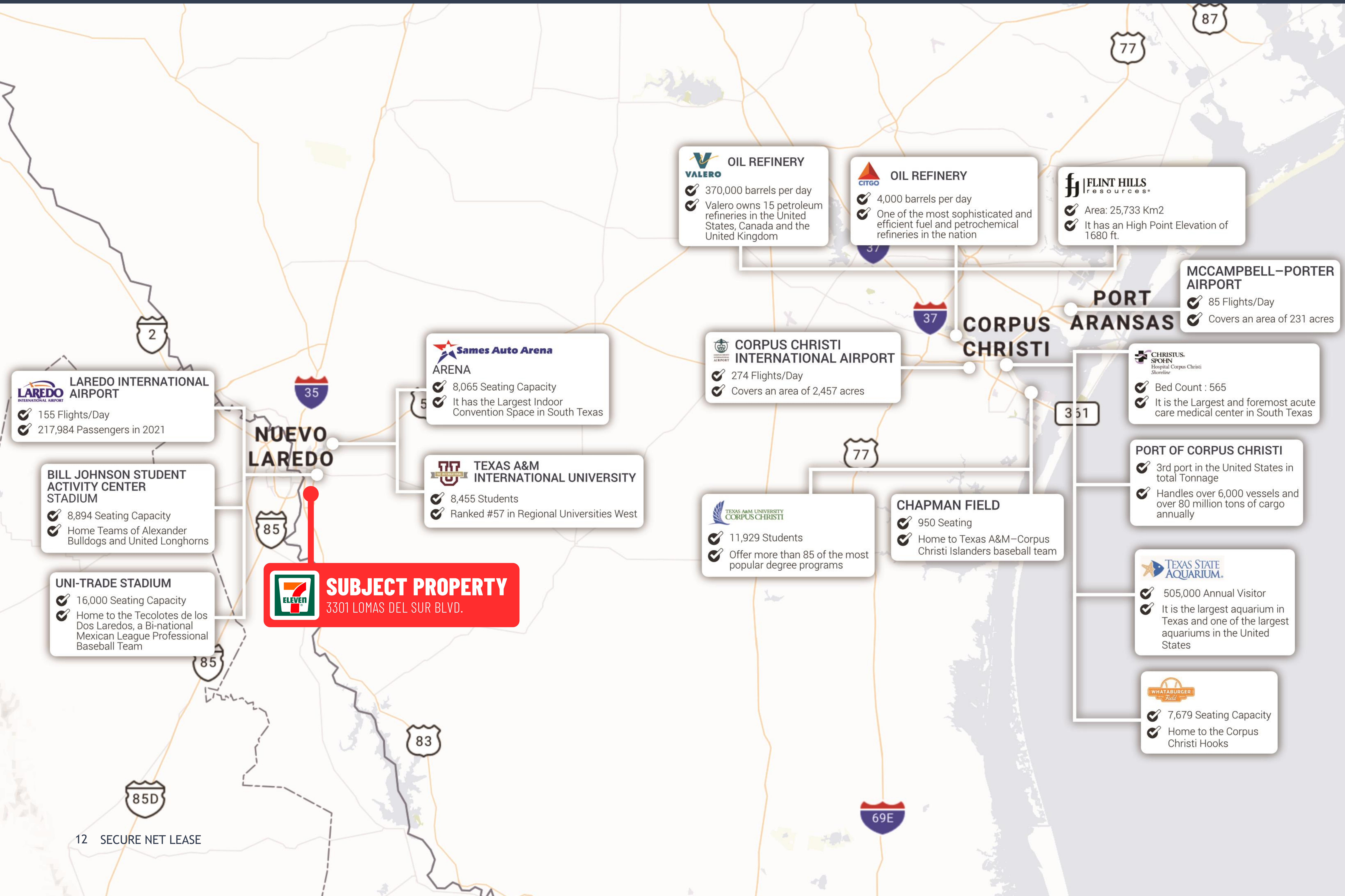
Well, that target that you’re speaking about, there’s this whole trend called **“nearshoring.”** And nearshoring basically is what you are describing of companies relocating their supply chain components and **regionalize** that a bit more. So bringing it down to not suffer those supply chain strains that they suffer from the pandemic. We still haven’t seen an uptick in numbers. It’s something that’s going to take a while.

EXPLORE ARTICLE



REGIONAL OVERVIEW

7-ELEVEN LAREDO, TX



LAREDO INTERNATIONAL AIRPORT

- ✓ 155 Flights/Day
- ✓ 217,984 Passengers in 2021

BILL JOHNSON STUDENT ACTIVITY CENTER STADIUM

- ✓ 8,894 Seating Capacity
- ✓ Home Teams of Alexander Bulldogs and United Longhorns

UNI-TRADE STADIUM

- ✓ 16,000 Seating Capacity
- ✓ Home to the Tecolotes de los Dos Laredos, a Bi-national Mexican League Professional Baseball Team

NUEVO LAREDO

Sames Auto Arena ARENA

- ✓ 8,065 Seating Capacity
- ✓ It has the Largest Indoor Convention Space in South Texas

TEXAS A&M INTERNATIONAL UNIVERSITY

- ✓ 8,455 Students
- ✓ Ranked #57 in Regional Universities West

7-ELEVEN SUBJECT PROPERTY
3301 LOMAS DEL SUR BLVD.

VALERO OIL REFINERY

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

CITGO OIL REFINERY

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

FLINT HILLS resources

- ✓ Area: 25,733 Km2
- ✓ It has a High Point Elevation of 1680 ft.

CORPUS CHRISTI INTERNATIONAL AIRPORT

- ✓ 274 Flights/Day
- ✓ Covers an area of 2,457 acres

TEXAS A&M UNIVERSITY CORPUS CHRISTI

- ✓ 11,929 Students
- ✓ Offer more than 85 of the most popular degree programs

CHAPMAN FIELD

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

CORPUS CHRISTI

MCCAMPBELL–PORTER AIRPORT

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

CHRISTUS SPOHN Hospital Corpus Christi Shoreline

- ✓ Bed Count : 565
- ✓ It is the Largest and foremost acute care medical center in South Texas

PORT OF CORPUS CHRISTI

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

TEXAS STATE AQUARIUM

- ✓ 505,000 Annual Visitor
- ✓ It is the largest aquarium in Texas and one of the largest aquariums in the United States

WHATABURGER Field

- ✓ 7,679 Seating Capacity
- ✓ Home to the Corpus Christi Hooks

PORT ARANSAS

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

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TEXAS DISCLAIMER

7-ELEVEN LAREDO, 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.