



7-Eleven with Laredo Taco

\$9,330,000 | 5.70% CAP

12475 Highway 188, Sinton, TX 78387

- ✓ Projected Rent Commencement: January 2024
- ✓ Brand New 15-Year Corporate NNN Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ Large Format 7-Eleven - Sitting on a large 4.48 AC Parcel, New Store Features a Laredo Taco, 42 Parking Spaces, and 12 MPDs.
- ✓ Subject Property is Located just off of TX Highway 89/US 181, the South-North U.S. Highway Leading from Corpus Christi to San Antonio.
- ✓ Sinton, Texas is Located About 20 Miles North of Corpus Christi, the 8th Most Populous City in Texas.

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 78,029 stores in 18 countries**.



INVESTMENT OVERVIEW

7-ELEVEN SINTON, TX

File Photo

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$9,330,000

5.70% CAP

NOI

\$531,805

Building Area

±4,650 SF

Land Area

±4.48 AC

Year Built

2024

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** January 2024
- ✓ **Brand New 15-Year Corporate NNN Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - On a 4.48 AC Parcel, Subject Property features 7-Eleven's restaurant concept, Laredo Taco, 42 Parking Spaces, 12 Gasoline MPDs, and a diesel terminal.
- ✓ **Subject Property is Located just off of TX Highway 89/US 181**, the south-north U.S. Highway leading from Corpus Christi to San Antonio. The site is only two minutes from Sinton High School and Sinton Middle School, and near The Sinton Community Center and the Texas Department of Public Safety.
- ✓ **Sinton, Texas is located about 20 Miles North of Corpus Christi**, the 8th most populous city in Texas. Sinton benefits from the 316,240+ residents of Corpus Christi, helping to employ the oil industry of South Texas.
- ✓ **San Patricio County is Home to Many Large Industrial Companies from Petrochemical to Steel** - Chemours, Gulf Coast Growth Ventures, OXY, Steel Dynamics, Cheniere, and Voelstalpine are all located nearby and have totaled over 50 billion dollars in capital investment over the last 8 years.
- ✓ **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 78,029+ stores, 14,000 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 SINTON, TX

7-Eleven

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

REVENUE
\$36.1 B

CREDIT RATING
A

LOCATIONS
78,029+

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 78,029 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 SINTON, TX

7-Eleven Ranks Among Top 25 Hottest Retailers

AUGUST 21, 2023 (CONVENIENCE STORE NEWS)

7-Eleven Inc. is already a dominant force in the convenience store industry, but it's not done growing. The National Retail Federation (NRF) listed the chain on its 2023 Hot 25 Retailers list, which ranks the fastest-growing U.S. retailers.

The annual list highlights the most impactful and fastest-growing retail companies in the United States. Data, insights and consulting company Kantar compiles the rankings, which are determined by year-over-year percentage increases in domestic sales.

7-Eleven ranked No. 5 on this year's list with 30.2 percent growth in U.S. retail sales from 2021 to 2022, or \$6.99 billion in added sales. The c-store giant totaled \$30.15 billion in U.S. retail sales in 2022, up from \$23.16 billion the previous year.

This year's ranking marked a significant jump for 7-Eleven, which held the No. 23 slot on last year's list with 31.6 percent growth in domestic sales.

Overall growth was lower for this year's list. On the 2022 Hot 25 Retailers list, nearly all ranked companies saw sales growth above 25 percent. Only 7-Eleven and five other companies on the 2023 list saw growth above 25 percent.

Trends evident on this year's list include food sales and growth through mergers and acquisitions (M&A). Strong M&A activity in the grocery channel may herald similar activity to come in other retail channels, according to David Marcotte, senior vice president at Kantar.

"It's clear that companies that are making moves are igniting some of their growth," Marcotte said. He noted that he anticipates more M&A in 2023.

EXPLORE ARTICLE



7-Eleven, Inc. Launches New Electric Vehicle Charging Network, 7Charge

MARCH 16, 2023 (7-ELEVEN CORPORATE)

Today 7-Eleven, Inc. announced 7Charge, its new, proprietary EV charging network and app that delivers a convenient and reliable fast-charging experience at select 7-Eleven® stores in the U.S., and coming soon to Canada.

7-Eleven intends to build one of the largest and most compatible electric vehicle (EV) fast-charging networks of any retailer in North America with the launch of 7Charge, which is already delivering fast-charging services to customers in several locations in Florida, Texas, Colorado, and California.

"For over 95 years, 7-Eleven has innovated to meet our customers' needs – delivering convenience where, when and how they want it," said Joe DePinto, President and Chief Executive Officer at 7-Eleven. "Now, we are innovating once again to meet our customers' where they are by expanding our business to provide EV drivers convenience of the future...today."

7Charge sites allow customers to charge any EV make and model compatible with common CHAdeMO or Combined Charging System (CCS) plug types*, and the 7Charge app offers a new level of convenience and coordination to customers looking for a seamless charging and payment experience. The 7Charge app can be downloaded from the App Store or Google Play, or by visiting 7-Eleven.com/7charge.

The 7Charge network will deliver on the growing consumer need for EV charging infrastructure. By expanding the 7Charge network, while continuing to utilize third-party fast-charging network options, 7-Eleven will have the ability to grow its network to match consumer demand and make EV charging available to neighborhoods that have, until now, lacked access.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN SINTON, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	January 2024 (Estimated)
Lease Expiration	January 2039 (Estimated)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$531,804.96
Annual Rent YRS 6-10	\$571,689.96
Annual Rent YRS 11-15	\$614,567.04
Option 1	\$660,660.00
Option 2	\$710,208.96
Option 3	\$763,475.04
Option 4	\$820,736.04

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.



File Photo

WELDER SINTON CITY PARK

CHILTIPIN CREEK

SOUTH TEXAS - SINTON ATHLETIC CENTER

181

BUSINESS 77

89 TEXAS

188 TEXAS

181

181

N SAN PATRICIO STREET
±7,626 VPD

N VINEYARD AVENUE
±2,609 VPD

±4,413 VPD

E SINTON STREET
±9,354 VPD

SODVILLE STREET
±9,878 VPD

S BOWIE AVENUE

VILLARREAL STREET

WELDER ELEMENTARY SCHOOL
(556 STUDENTS)

SINTON HIGH SCHOOL
(626 STUDENTS)

PIRATE STADIUM

CASA DE ORO
SPANISH OAKS OF SINTON
(48 UNITS)

SINTON COMMUNITY CENTER

SINTON ELEMENTARY
(401 STUDENTS)

SPECK AIKEN PARK

LULAC AMISTAD APARTMENTS

LAMAR ELEMENTARY SCHOOL
(319 STUDENTS)

E MERLE SMITH MIDDLE SCHOOL
(445 STUDENTS)

BUSINESS 77

FARM ROAD 2046

SAN PATRICIO COUNTY

SUBJECT PROPERTY
12475 HWY. 188

- State Farm
- Pizza Hut
- H&R BLOCK
- cricket
- O'Reilly AUTO PARTS
- Butler's
- Domino's
- VALERO
- FedEx
- WATABURGER
- IBC BANK
- VALERO
- REVELLE COFFEE CO.
- H-E-B
- SUBWAY
- True Value
- FAMILY DOLLAR
- Sideline Testing LLC

stripes

U-HAUL






DOLLAR GENERAL

DQ

PROSPERITY BANK

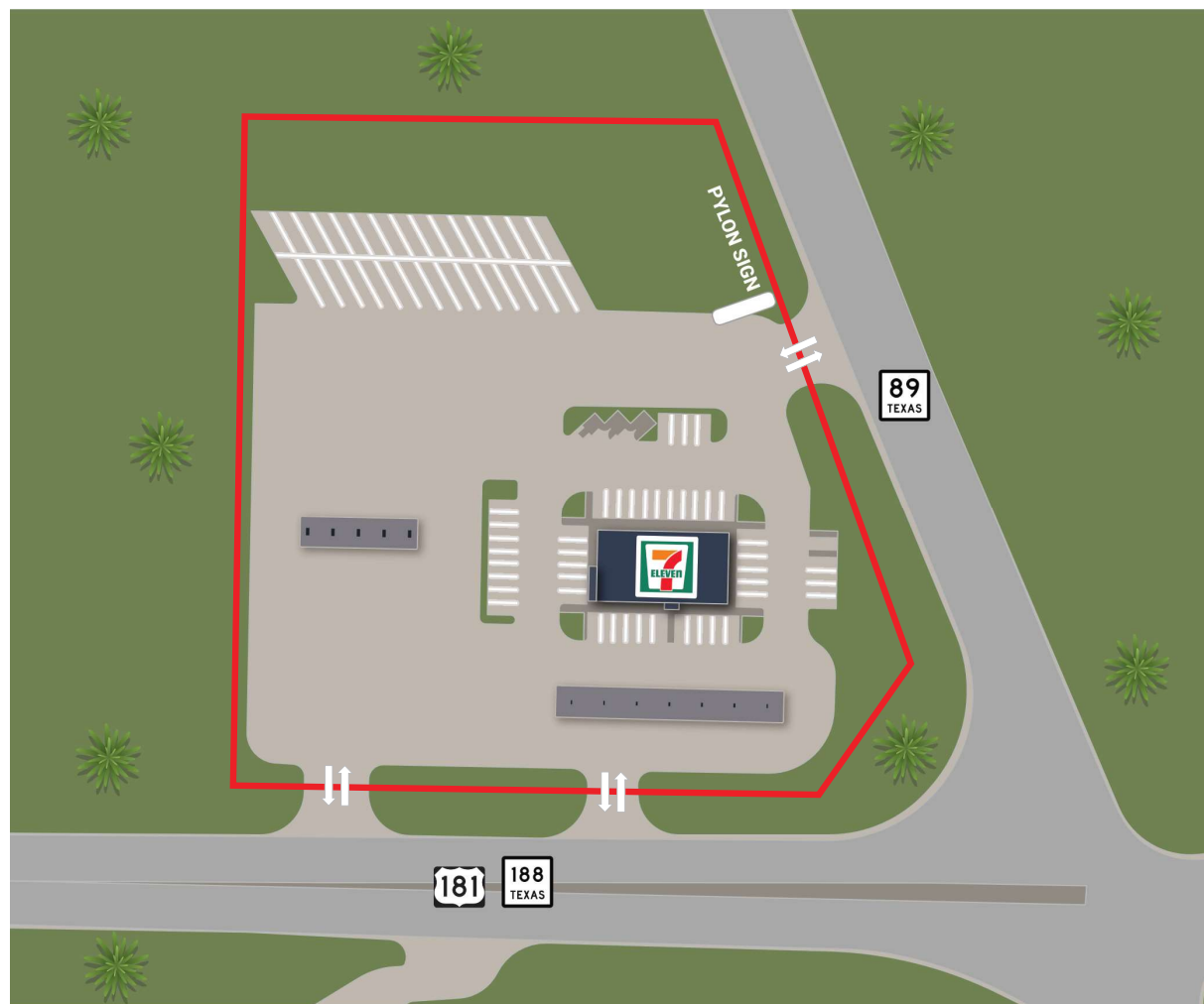
SITE OVERVIEW

7-ELEVEN SINTON, TX

	Year Built	2024
	Building Area	±4,650 SF
	Land Area	±4.48 AC
	Pumps	12
	Fueling Positions	24

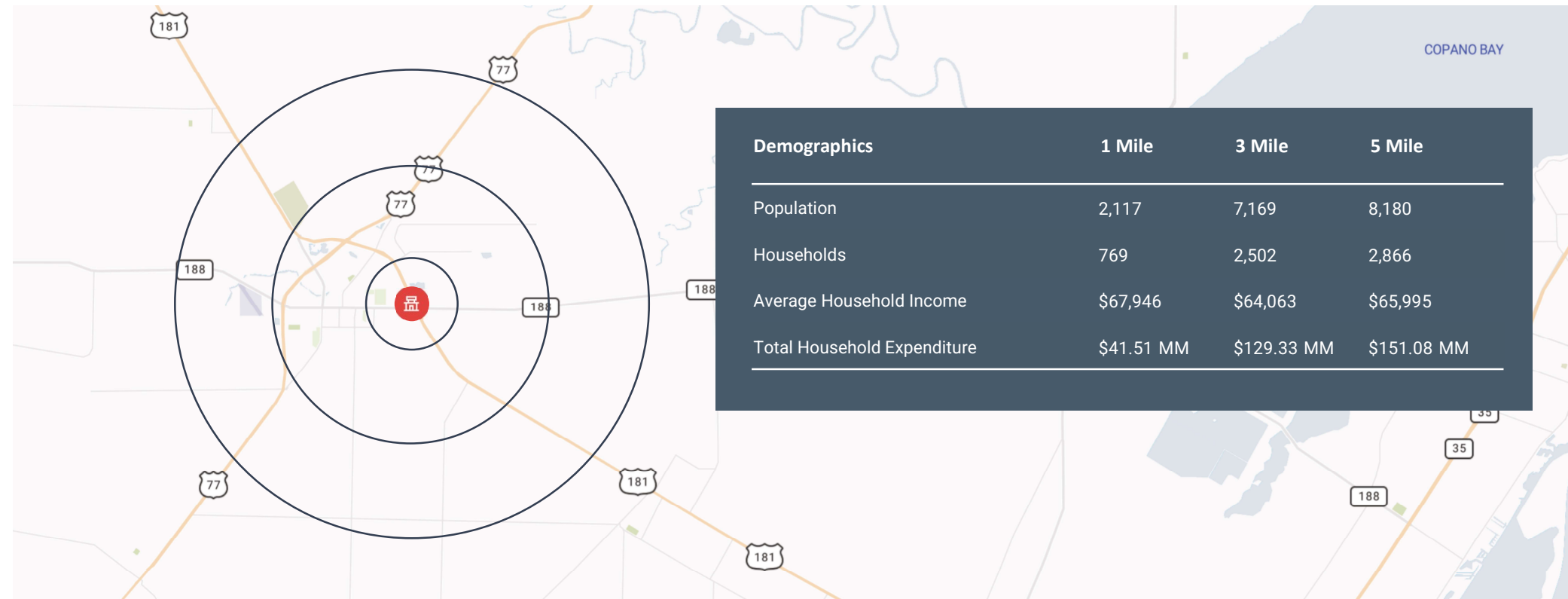
NEIGHBORING RETAILERS

- H-E-B
- Family Dollar
- Dollar General
- O'Reilly Auto Parts
- U-Haul
- Dairy Queen
- Pizza Hut
- Subway
- United States Postal Services
- Domino's



LOCATION OVERVIEW

7-ELEVEN SINTON, TX



SAN PATRICIO COUNTY ECONOMIC DRIVERS (Employees)

1. Kiewit Offshore Services, LTD (2,250)
2. Flint Hill Resources (1,000)
3. Gregory Portland ISD (729)
4. Gulf Coast Growth Ventures (706)
5. Steel Dynamics (703)
6. Exxon Mobile (700)
7. Cheniere Energy (652)
8. San Patricio County (540)
9. H-E-B (473)
10. Walmart (423)
11. Oxychem (375)

LOCATION OVERVIEW

7-ELEVEN SINTON, TX

Sinton

Texas (San Patricio County)



69,954

Population



\$59,532

Median Household Income



Sinton is Located 28
Miles North of Corpus
Christi

28 MILES

Sinton's Cost of Living
Ranks Very Low
Compared to the Rest of
the U.S.

LOW COST OF
LIVING

Sinton Texas combines the beauty of nature and the simplicity of country life along with the most popular city attractions.

It is known as the Antique Capital of South Texas "Locally", Sinton offers a stroll down the main street with unique shops specialized in Antiques and Collectibles.

Sinton is the county seat of San Patricio County. San Patricio County is part of the Corpus Christi metropolitan statistical area.

Trails for Birding, Fresh and saltwater fishing, golfing, shopping are just a few of the many unique and special opportunities Sinton offers for any visitor.

On the map we are located just 28 miles north of Corpus Christi, we are a three hour drive south from Houston, two hours south from San Antonio and two and a half hours North from popular Mexico border towns. Being the county seat, Sinton is located at the center of San Patricio County and is referred to as the "Gateway to the Gulf Coast" Sinton is just 28 miles northwest of Corpus Christi, 195 miles southwest of Houston, 128 miles south of San Antonio and 175 miles north of Brownsville. Sinton Texas is conveniently located in the center of the county. Sinton occupies a strategic location of business, transportation, and trade in South Texas. Most of San Patricio's County offices are in Sinton. These include the courthouse, sheriff's office, jail, appraisal district, health department, Civic Center, fairgrounds, drainage district, extension office, farm service agency, and one of two county airports. In addition, Sinton serves as the area office for several state departments, including the Texas Department of Public Safety and the Texas Department of Transportation.

IN THE NEWS

7-ELEVEN SINTON, TX

Lindgren: South Texas is experiencing ‘a boom, a tsunami, an explosion of growth’

LUIS MONTOYA, AUGUST 30, 2023 (RIO GRANDE GUARDIAN)

Gene Lindgren, president and CEO of Laredo Economic Development Corporation, says South Texas is experiencing an “explosion of growth.”

Lindgren was a panelist at the recent South Texas Development Summit hosted by the **Texas Association of Business (TAB)** and held at the Omni Corpus Christi. The panel discussed how to **maximize capital investment** in the region.

“We are blessed to be in Texas. South Texas is experiencing a boom, a tsunami. Just an explosion of growth that drives population and economic development,” Lindgren told the Rio Grande Guardian International News Service in an exclusive interview following the panel discussion.

“It was here to represent Laredo and talk about our demographics, our location, our workforce, the **types of interest** that we’re having in landing projects for Laredo. And (to talk about) diversifying our supply chain, transportation, manufacturing, technology, electric vehicles, production.”

Lindgren said he was pleased to hear from Gov. Greg Abbott and the **“great” infrastructure investments** Texas was making.

“I’m so proud to be in Texas, and represent Laredo here at this conference,” Lindgren added.

Lindgren was one of **four leaders** from across South Texas to participate in the panel discussion on **maximizing capital** investment for the region.

They others were: Jenna Saucedo-Herrera, President & CEO, greater:SATX; Sergio Contreras, CEO, Atlas, Hall, & Rodriguez, LLP; and Mike Culbertson, President & CEO, Corpus Christi Regional EDC.

EXPLORE ARTICLE

Energy companies partner to power Gulf Coast growth with solar farm investment in Gregory

BRIAN BURNS, OCTOBER 10, 2023 (3 NEWS)

BP Oil is sponsoring a joint project with Lightsource bp, a global leader in solar power production, that is expected to benefit Gulf Coast growth ventures in Gregory.

Gulf Coast Ventures Technical Manager Andrew Mitton said the **new solar farm** being built in Taft will provide a **large amount of power** to the plastics plant.

Hundreds of new jobs will be coming to San Patricio County, but this is only a prelude to even more solar farms.

“The solar farm will provide up to forty percent of our electrical needs. So if you want to think about it in some different ways, that’s getting rid of **130,000** tons of carbon per year,” he said.

Peacock Solar Farm will be located near Taft High School and will house some **800,000 solar panels**. The **187-million-watt project** is also expected to provide \$25 million in tax revenue over the first 25 years and will ultimately employ 300 people before being completed next year.

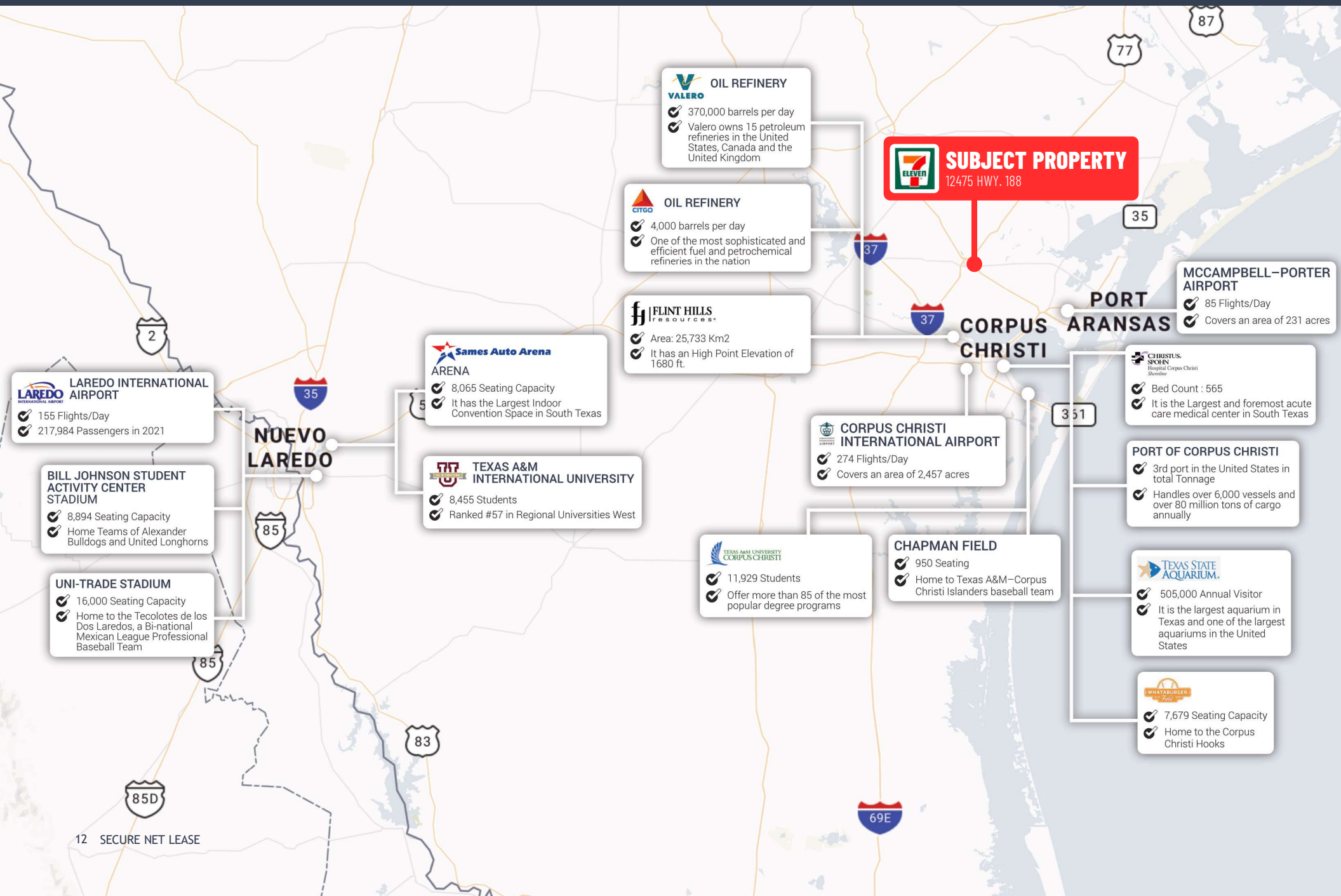
“The average construction wage is about **80,000 dollars**. So that can have a great impact,” said Workforce Solutions of the Coastal Bend’s Ken Trevino. “So that can have a great impact. Because there’s so many construction jobs in the market, they’re really not temporary. People move from one construction job to the next. And over the next five years we predict there will be **22 percent growth** in San Pat county alone.”

San Patricio County Judge David Krebs said that other solar farm construction could be in the planning stages.

EXPLORE ARTICLE

METRO AREA

7-ELEVEN SINTON, TX



7-ELEVEN
SUBJECT PROPERTY
12475 HWY. 188

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 an High Point Elevation of 1680 ft.

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

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

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

MCCAMPBELL–PORTER AIRPORT
✓ 85 Flights/Day
✓ Covers an area of 231 acres

CHRISTUS SPOHN Hospital Corpus Christi
✓ 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
✓ 7,679 Seating Capacity
✓ Home to the Corpus Christi Hooks

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

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TEXAS DISCLAIMER

7-ELEVEN SINTON, 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.