



## 7-Eleven

Rare 10% Rent Increases Every 5 Years

**\$5,500,000 | 5.00% CAP**

440 South Buckner Boulevard, Dallas, TX 75217 (DFW)

- ✓ **15-Year Absolute NNN Lease**
- ✓ **Recent Lease Renewal and Extension**
- ✓ **Located in Southeast Dallas, 7 Miles from Downtown**
- ✓ **Buckner Blvd is Key Industrial Corridor with 53,472 VPD**
- ✓ **0.4 Mile to C F Hawn Freeway**



7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost **85,000 stores in 20 countries**, including more than **15,000 locations in North America**, making it the largest retailer in the world.





# INVESTMENT OVERVIEW

7-ELEVEN DALLAS, TX



Subject Property

## CONTACT FOR DETAILS

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# \$5,500,000

## 5.00% CAP

NOI

\$275,000

Building Area

±5,491 SF

Land Area

±0.593 AC

Year Built / Renovated

2012 / 2019

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **7-Eleven - 15-Year Corporate Absolute NNN Lease.** Rare with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **7-Eleven Recently Renewed and Extended** the lease early showing a strong commitment to the location.
- ✓ **Proposed Buckner Station Development** located across the street (see page 11 in OM)
- ✓ **Strategically located along Buckner Blvd/TX Loop 12**, a key industrial corridor of Dallas, with 53,472 VPD. Adjacent to C F Hawn Freeway with 92,120 VPD.
- ✓ **The Dallas-Fort Worth Metroplex is home to over 25 Fortune 500 Companies, including:** Exxon Mobile, McKesson, AT&T, American Airlines, Southwest Airlines, Texas Instruments and Kimberly-Clark.
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

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 DALLAS, TX

## 7-Eleven

REVENUE  
**\$81.3B**

CREDIT RATING  
**S&P: A**

Stock Ticker  
**SVNDY**

LOCATIONS  
**85,000+**

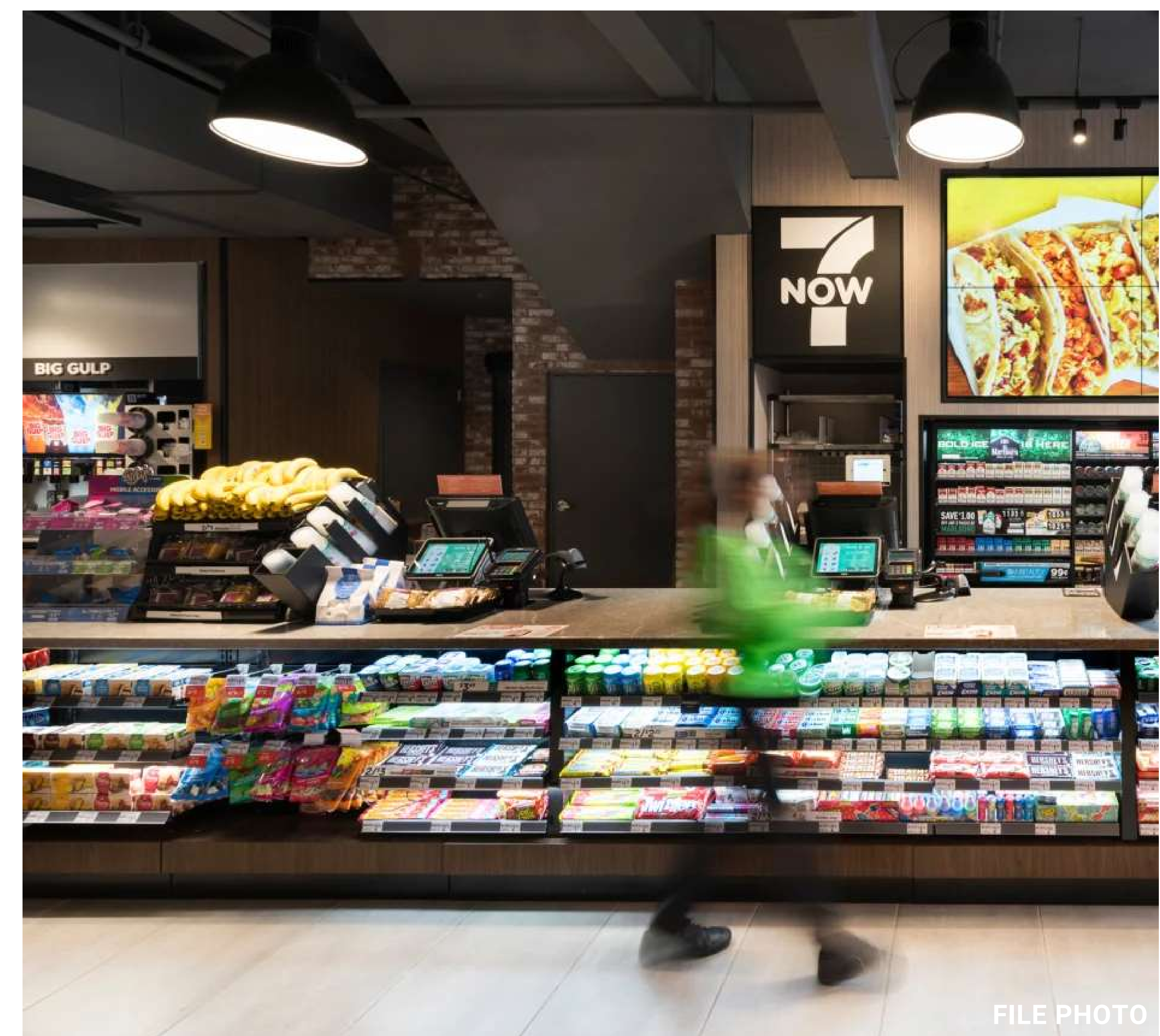


[7-eleven.com](https://www.7-eleven.com)

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 85,000 stores in 20 countries, of which approximately 15,000 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



FILE PHOTO



FILE PHOTO



# IN THE NEWS

7-ELEVEN DALLAS, TX

## 7-Eleven to add 1,300 stores in North America by 2030

APRIL 17, 2025 (MOBILITY PLAZA)

7-Eleven is accelerating its growth strategy in North America with plans to open 1,300 new stores by 2030, according to parent company Seven & i Holdings’ latest earnings presentation.

The move marks a **significant expansion** for the convenience store giant as it prepares for a 2026 initial public offering of its North American business. Incoming CEO Stephen Dacus also announced that the brand aims to **nearly double** the number of stores featuring quick-service restaurants (QSRs), increasing from 1,080 to 2,100 by the end of the decade.

The 1,300-store goal comes just months after 7-Eleven shared a four-year plan to open 600 new locations, with 500 scheduled between 2025 and 2027. That number has now been bumped up to 550, signaling a more aggressive pace of expansion in the lead-up to the planned spin-off.

If fully realized, the expansion would represent about **10% growth** over the 12,963 North American stores the brand operated as of February.

To meet its QSR growth target, 7-Eleven will need to **significantly increase** its rollout pace after 2025. With just 50 new QSR-equipped stores planned this year, the company will have to accelerate expansion to reach its goal of 2,100 locations by 2030.

EXPLORE ARTICLE



## Seven & i Says It’s Looking at Growth in New Regions

JANUARY 9, 2025 (NACS)

Seven & i Holdings, parent company of 7-Eleven, is developing initiatives to “unlock its North American convenience-store business’s potential value as well as optimal capital relations with its banking unit,” the Wall Street Journal reported today.

“The retail giant said it will accelerate **expansion to new regions** to seek growth in markets worldwide. ... The company plans to complete its strategic restructuring this fiscal year to **achieve profit growth** in the coming years, it said Thursday,” wrote the WSJ.

Last month, NACS Daily reported that Seven & i Holdings plans to open 500 new convenience stores in the United States and Canada through 2027.

“A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i’s strategy to **grow to 100,000 stores in 30 countries** and regions by 2030,” according to Reuters.

EXPLORE ARTICLE



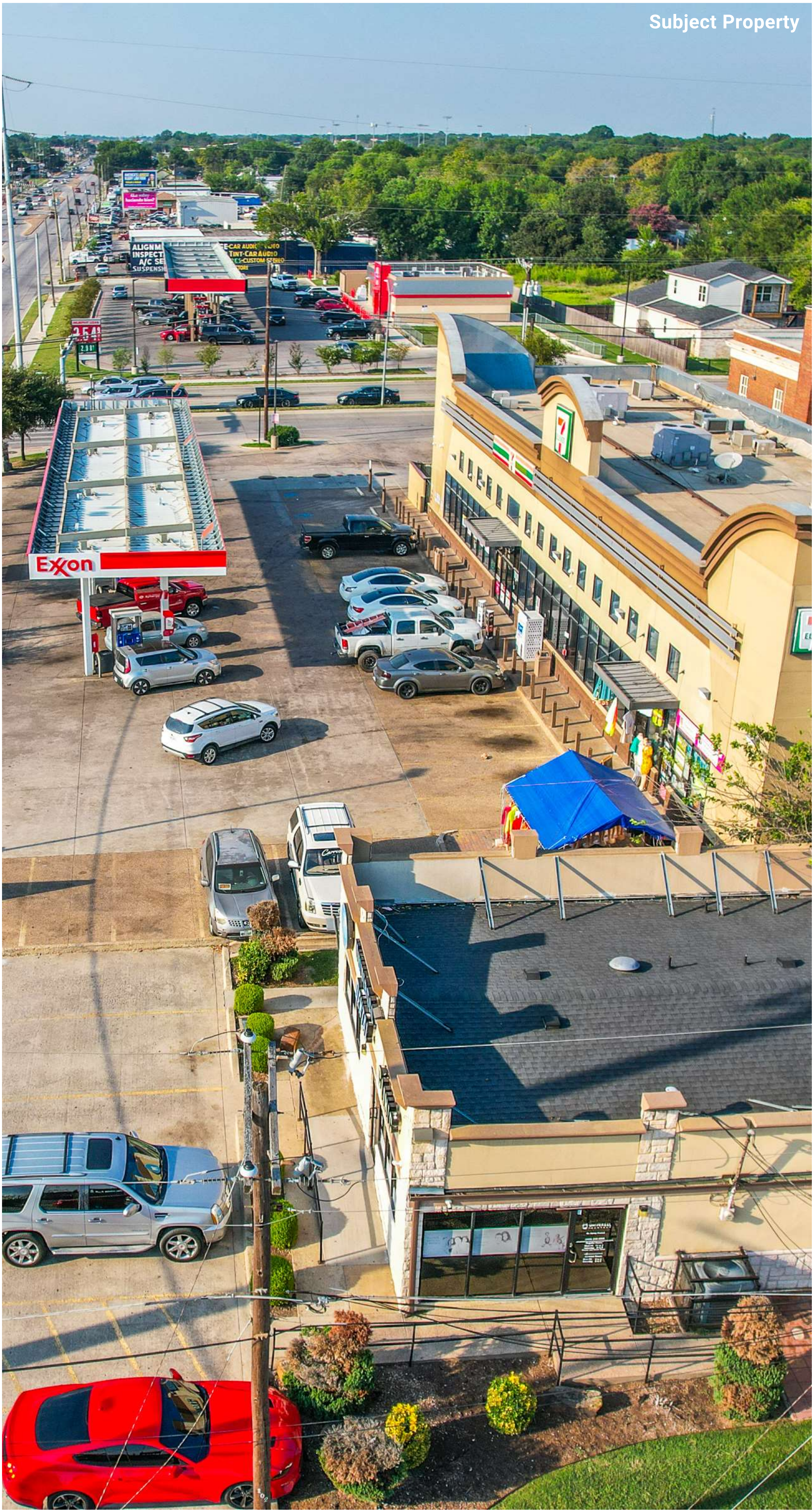


# 7-ELEVEN - LEASE OVERVIEW

7-ELEVEN DALLAS, TX

Initial Lease Term	15 Years, Plus Four, 5-Yr. Options to Renew
Rent Commencement	July 2025
Lease Expiration	June 2040
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Yrs., In Primary Term & Options
Annual Rent Years 1-5	\$275,000.00
Annual Rent Years 6-10	\$302,500.00
Annual Rent Years 11-15	\$332,750.00
Option 1	\$366,025.00
Option 2	\$402,627.50
Option 3	\$442,890.25
Option 4	\$487,179.28

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.



Subject Property





CVS pharmacy



PLEASANT GROVE STADIUM



RIO ESTATES  
(144 UNITS)

HOLCOMB PARK

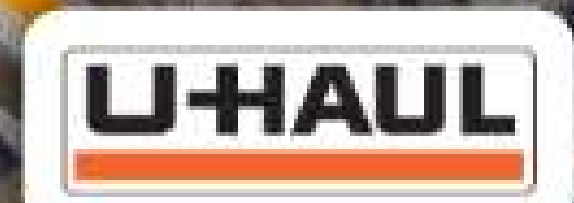
12  
TEXAS



DALLAS COLLEGE  
PLEASANT GROVE  
CENTER



B.H. MACON  
ELEMENTARY SCHOOL  
(528 STUDENTS)



E.B. COMSTOCK  
MIDDLE SCHOOL  
(846 STUDENTS)

175



UNDER CONSTRUCTION BUCKNER  
STATION DEVELOPMENT  
• 5-BUILDINGS; 2, 3, & 4-STORY  
• 304-UNIT MULTI-FAMILY  
COMMUNITY  
• 420 PARKING SPACES

C.F. HAWN FREEWAY  
±62,577 VPD



CREEKSIDE VILLAS  
APARTMENTS  
(200 UNITS)

FREDERICK DOUGLASS  
ELEMENTARY SCHOOL  
(481 STUDENTS)

BELLA VIDA  
(255 UNITS)



S BUCKNER BOULEVARD  
±53,472 VPD



**SUBJECT PROPERTY**  
440 South Buckner Boulevard

ELAM ROAD  
±14,351 VPD

CRAWFORD  
MEMORIAL PARK

SOUTHEAST  
DALLAS HEALTH  
CENTER



MURDEAUX  
VILLAS  
(240 UNITS)

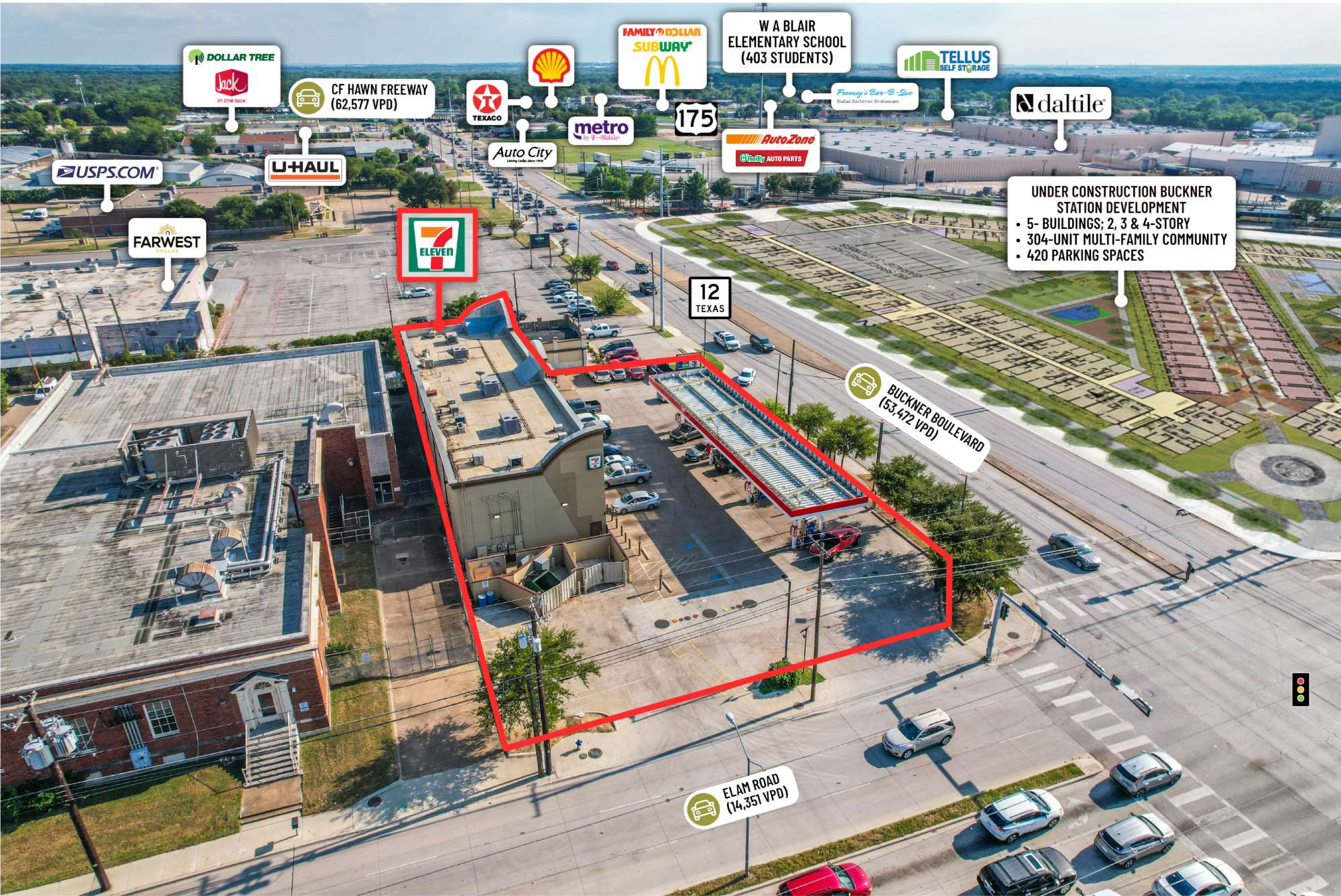
ASANTE  
APARTMENTS  
(300 UNITS)



W A BLAIR  
ELEMENTARY SCHOOL  
(669 STUDENTS)







DOLLAR TREE  
Jack  
in the box

CF HAWN FREEWAY  
(62,577 VPD)

USPS.COM

FARWEST  
DALLAS

U-HAUL

7  
ELEVEN

TEXACO

SHELL

metro  
by T-Mobile

Auto City  
Living Dallas Since 1968

FAMILY DOLLAR  
SUBWAY  
McDonald's

175

W A BLAIR  
ELEMENTARY SCHOOL  
(403 STUDENTS)

TELLUS  
SELF STORAGE

Freemey's Bar-B-Q  
Dallas Barbecue Restaurant

daltile

AutoZone  
O'Reilly AUTO PARTS

UNDER CONSTRUCTION BUCKNER  
STATION DEVELOPMENT  
• 5- BUILDINGS; 2, 3 & 4-STORY  
• 304-UNIT MULTI-FAMILY COMMUNITY  
• 420 PARKING SPACES

12  
TEXAS

BUCKNER BOULEVARD  
(53,472 VPD)

ELAM ROAD  
(14,351 VPD)



DOWNTOWN  
DALLAS

UNDER CONSTRUCTION BUCKNER  
STATION DEVELOPMENT

- 5- BUILDINGS; 2, 3 & 4-STORY
- 304-UNIT MULTI-FAMILY COMMUNITY
- 420 PARKING SPACES

ELAM ROAD  
(14,351 VPD)

BUCKNER BOULEVARD  
(53,472 VPD)

tricolor

MEGA MOTORS INC.

LED CAR

GIGANTE

DALLAS COLLEGE  
PLEASANT GROVE  
CENTER

AUTOHUT US

FirstCash

GREEN LIGHT

Brothers Automotive

MURPHY  
USA

12  
TEXAS

7  
ELEVEN

Exxon




# SITE OVERVIEW

7-ELEVEN DALLAS, TX

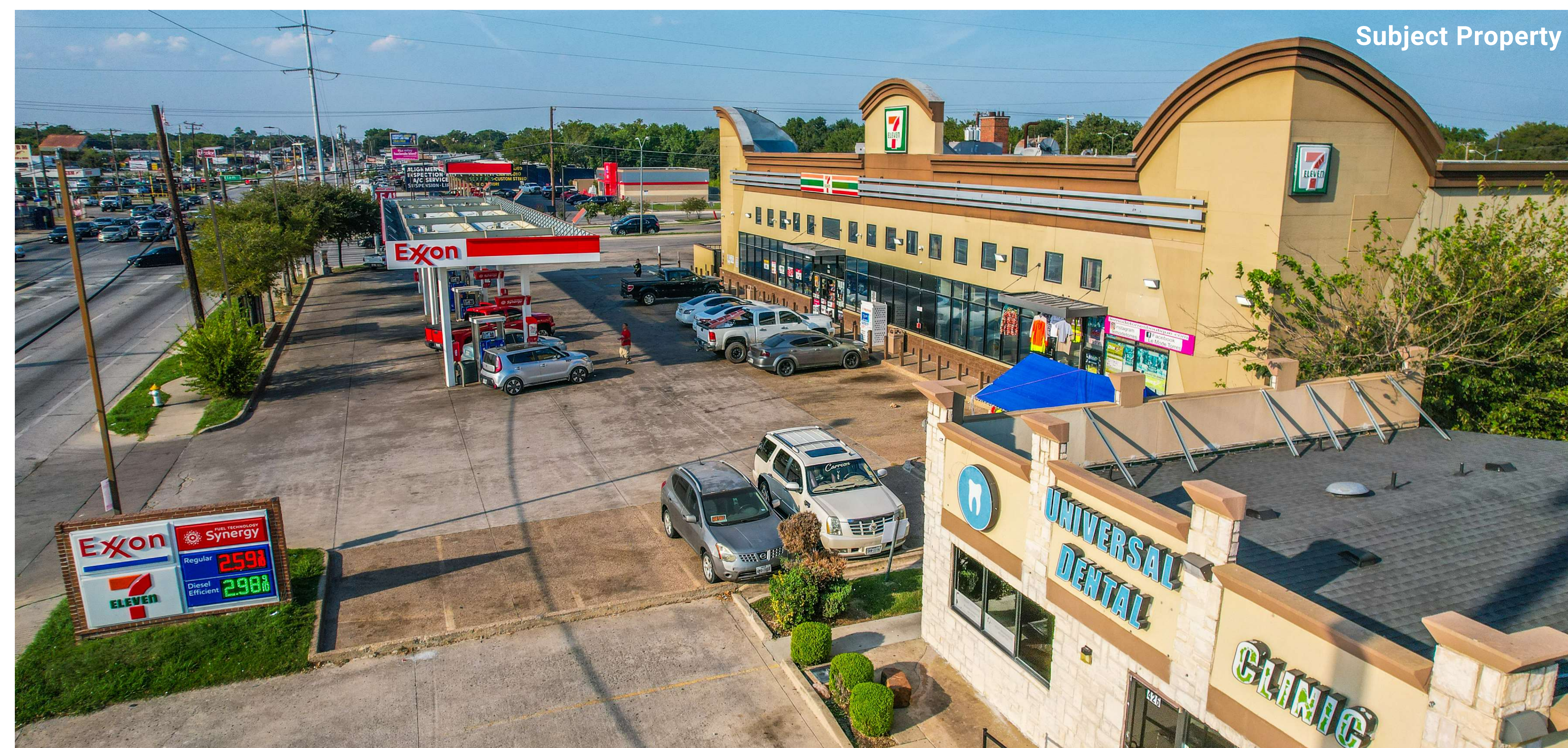
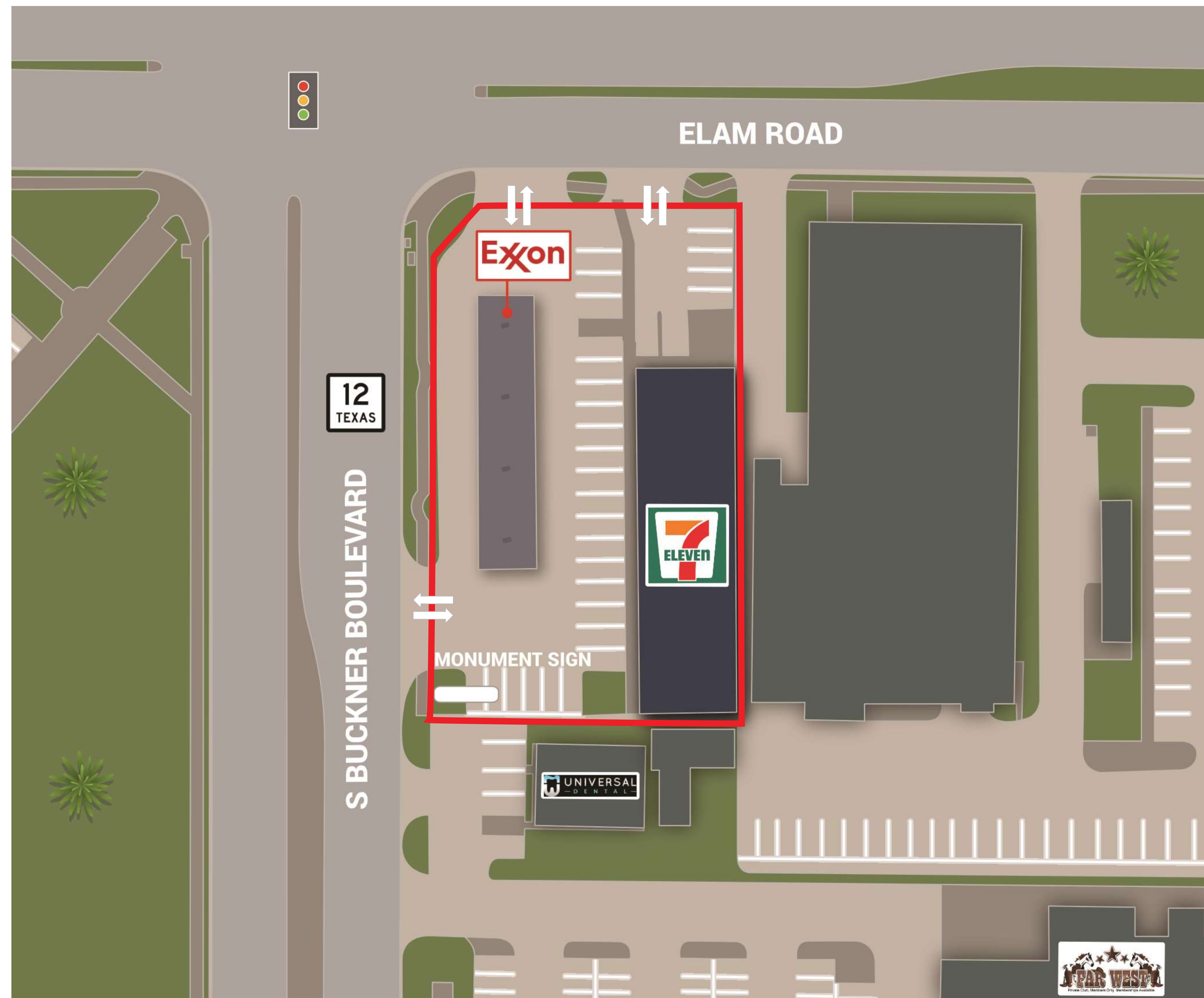
 Year Built | 2012 / 2019

 Building Area |  $\pm 5,491$  SF

 Land Area |  $\pm 0.593$  AC

## NEIGHBORING RETAILERS

- Family Dollar
- McDonald's
- Subway
- AutoZone Auto Parts
- O'Reilly Auto Parts
- Dollar Tree
- Goodwill Store
- CVS
- Sonic Drive-In
- Circle K









# BUCKNER STATION DEVELOPMENT

7-ELEVEN DALLAS, TX



NE CORNER VIEW / PALLADIUM AT BUCKNER STATION  
SCALE: NTS



PALLADIUM  
U.S.A.

ARRIVE  
ARCHITECTURE GROUP



COURTYARD VIEW / PALLADIUM AT BUCKNER STATION  
SCALE: NTS



PALLADIUM  
U.S.A.

ARRIVE  
ARCHITECTURE GROUP

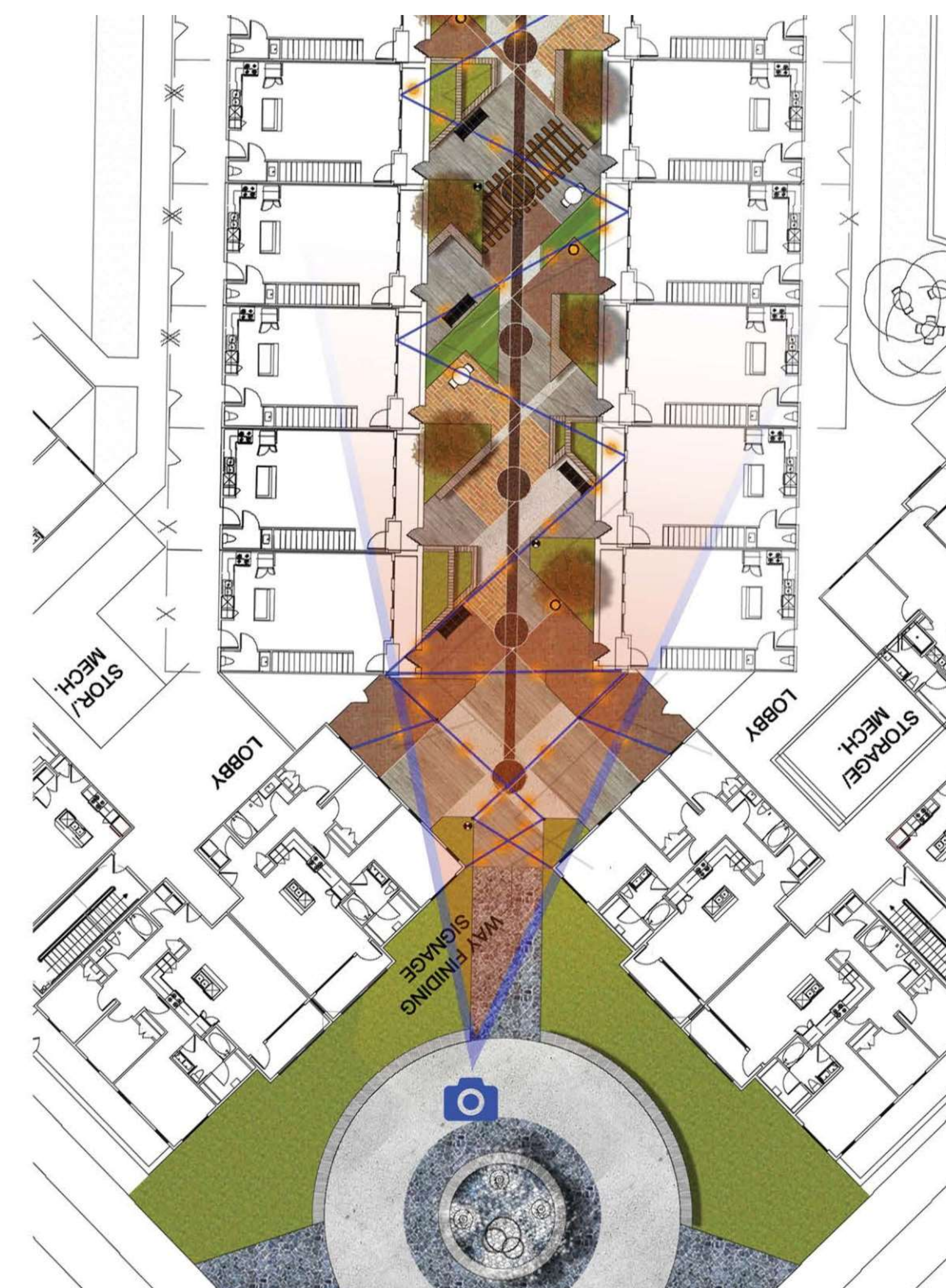


NW CORNER VIEW / PALLADIUM AT BUCKNER STATION  
SCALE: NTS



PALLADIUM  
U.S.A.

ARRIVE  
ARCHITECTURE GROUP



PROMENADE VIEW / PALLADIUM AT BUCKNER STATION  
SCALE: NTS



PALLADIUM  
U.S.A.

ARRIVE  
ARCHITECTURE GROUP





# BUCKNER STATION DEVELOPMENT

7-ELEVEN DALLAS, TX

## Palladium USA Closes on Palladium Buckner Station, a \$107 Million Transit-Oriented Community

JULY 30, 2025 (CITY OF DALLAS)

**Palladium USA is pleased to announce the closing of Palladium Buckner Station, the first of its kind mixed-income transit-oriented development in the City of Dallas. Palladium Buckner Station, a \$107 million investment in Southeast Dallas, is the latest addition to Palladium USA's growing portfolio of multifamily housing across Texas.**

The new development will offer 304 amenity-rich residences featuring thoughtfully designed one, two, and three-bedroom floor plans. Of these, 244 units are below market rate, available at 60% of the area median income, and 60 units are market rate. Interior finishes will include granite countertops, nine-foot ceilings, hardwood-style flooring, dual sinks in primary baths, and covered balconies. Included in the 304-unit total are 30 three-bedroom two-story townhome units.

**"We closed on July 17th and construction began. This project represents Palladium USA's ongoing commitment to providing high-quality, mixed-income housing in Dallas and for the surrounding community. The property will deliver 304 thoughtfully designed homes with convenient access to the Buckner DART Station," says Tom Huth, President and CEO of Palladium USA.**

Upscale community amenities will include a resort swimming pool, state-of-the-art fitness center, conference center, business center, children's playroom, 1,600 sf community room, playground, basketball court, gazebos with grilling stations, and a clubroom featuring a mini-kitchen with upgraded appliances and quartz countertops. What makes this development truly unique is its public pedestrian promenade, meticulously planned with enhanced landscaping.

Palladium Buckner Station was designed by ARRIVE Architecture Group, and BBL Building Company will serve as the general contractor along with Operation Community Care in a joint venture. The community will be a four-story wrap with elevators and two structured parking garages. The financing structure for this placement included \$34m in tax credit equity, \$26m in bridge loan proceeds, and a \$47m FHA 221(d)(4) loan all provided by Regions Bank, \$14.5m City of Dallas funding, \$49.9m in tax-exempt bonds issued through the Dallas Housing Finance Corporation, and The Texas Department of Housing and Community Affairs approved \$39m in 4% housing tax credits.



"Buckner Station is exactly the kind of mixed-income, transit-oriented development we need in District 5," says Dallas City Council Member Jaime Resendez (District 5). "It will bring hundreds of quality apartment homes near DART access, schools, and services, and it shows how public-private partnerships can deliver real benefits to our neighborhoods."

"This was a true example of the phrase 'it takes a village' and, in this case, the village included Palladium USA, the Dallas Housing Finance Corporation, DART, the City of Dallas, Regions Bank, and Regions Affordable Housing. The DHFC welcomes this opportunity to partner with Palladium USA to fulfill our mission to provide quality affordable housing to the residents of the City of Dallas," says Marcy Helfand, President of the DHFC.

"We are thrilled to partner with Palladium USA and the City of Dallas to advance this important transit-oriented development project, converting underutilized parking at DART's Buckner Station into urgently needed mixed-income housing. This is a significant step toward building more connected, sustainable communities within DART's service area where people can live, work, and thrive with access to efficient public transportation," says Caitlin Holland, Vice President, Real Estate & Economic Development at DART.

The new 6.72-acre multifamily community is located at 401 S. Buckner Boulevard, Dallas, TX 75217, adjacent to the Buckner DART Station in Southeast Dallas, offering convenient access to major highways and the city's core. Preleasing is scheduled for the Fall of 2026, with the clubhouse and first units being delivered in early 2027.

EXPLORE ARTICLE







# LOCATION OVERVIEW

7-ELEVEN DALLAS, TX

Dallas  
Texas

8.3M+  
Population

\$93,000+  
Median Household Income

The DFW Metroplex is the  
4th Largest in the U.S.

4th

Dallas is the 9th Largest  
City in the U.S.

9th

**The Dallas-Fort Worth (DFW) Metroplex is the largest metropolitan area in Texas and the fourth-largest in the United States, home to over 8.3 million people as of 2024.**

Spanning 11 counties in North Texas, the region includes major cities like Dallas, Fort Worth, Arlington, Plano, and Irving, each contributing its own cultural and economic identity.

**Dallas itself is the 3rd largest city in Texas and the ninth-largest in the United States. A key economic and cultural center, Dallas anchors the northern part of the state with strengths in finance, tech, and transportation.**

The Metroplex is a dynamic economic powerhouse with a diverse and resilient

economy, driven by sectors such as finance, technology, healthcare, logistics, aerospace, and defense. Corporate headquarters for Fortune 500 companies like AT&T, American Airlines, Southwest Airlines, and ExxonMobil call the area home, while the region's central location and strong infrastructure make it a national hub for distribution and commerce. In addition to its economic strength, the DFW Metroplex offers a rich array of cultural and recreational attractions. Dallas is known for its vibrant arts district, high-end shopping, and professional sports teams including the Cowboys, Mavericks, and Stars. Fort Worth, often referred to as "Where the West Begins," blends cowboy heritage with modern amenities, featuring the historic Stockyards and world-class museums like the Kimbell Art Museum. Outdoor enthusiasts enjoy sprawling park systems, lakes, and trails throughout the region, while families are drawn to destinations like the Dallas Zoo, Fort Worth Zoo, and Six Flags Over Texas. With a relatively low cost of living, a booming job market, and a diverse, growing population, the Metroplex continues to be a top destination for both businesses and new residents.



# IN THE NEWS

7-ELEVEN DALLAS, TX

## U-Haul’s Top Growth Metros Of 2024: DFW Metroplex Led The Way

JANUARY 4, 2025 (THE DALLAS EXPRESS)

The DFW Metroplex has been named the top U-Haul Growth Metro of 2024, a testament to the area’s rapid expansion.

According to Sean Fullerton, U-Haul Company’s South Central Dallas president, the Dallas metro area is **experiencing remarkable growth** due to its **thriving job market** and attractive living conditions. Tax incentives, wage increases, and an **affordable cost** of living have made Dallas an appealing destination for **newcomers**, resulting in a surge of one-way U-Haul transactions in the region, according to BusinessWire.

Suburbs like McKinney, Plano, and Addison have also seen notable growth, further solidifying Dallas’s dominance as a key growth hub. This marks a significant achievement for Dallas, as it continues outperforming other metro areas regarding net gains from U-Haul customers.

The U-Haul Growth Index, which tracked more than **2.5 million** one-way transactions across the U.S. and Canada, provided a comprehensive overview of the areas experiencing the **highest growth rates**.

Charlotte, Phoenix, Lakeland, and Austin rounded out the **top five metros**, each seeing substantial gains in the number of people relocating into these areas.

U-Haul’s **2024 rankings** included metros for the first time, highlighting the importance of regional movements within the broader context of national migration trends. The data showed that cities across Florida, Texas, and North Carolina are seeing considerable population increases, with multiple regions in these states landing in the top rankings.

As U-Haul continues to track Americans’ migration patterns, these rankings provide valuable insights into the regions experiencing the **most significant population growth**.

EXPLORE ARTICLE

## Dallas-Fort Worth was the 3rd fastest growing U.S. metro in 2024

AMBER HECKLER, MARCH 20, 2025 (CULTUREMAP DALLAS)

Newly released data from the U.S. Census Bureau has some stunning statistics for Dallas-Fort Worth including the fact that it was one of the top 5 fast-growing metro areas in the U.S.

Dallas County became the eighth most populous county in the U.S. in 2024, while nearby Collin and Tarrant Counties have the **top 10 highest** year-over-year growth rates from 2023. The new population report estimated year-over-year population data from 2023 to 2024 across all **3,144 U.S. counties**, and **387 metro areas**.

According to the report, Dallas County's population surpassed 2.656 million residents in 2024, earning Dallas a spot among the top 10 most populous counties in the country. That's up from 2023 when Dallas County boasted 2.636 million residents.

Los Angeles County, California is the No. 1 most populous county nationwide with a population of nearly **9.76 million in 2024**.

Fort Worth’s Tarrant County added 32,793 residents to its **2.23 million-plus population** to round out the top 10 U.S. counties with the highest numerical growth rates in 2024.

In the report's national comparison of counties with the largest population growth by percentage, Kaufman County ranked No. 2 with a year-over-year growth rate of 6 percent. Kaufman County's population grew from **186,715 residents in 2023** to **197,829 in 2024**.

The U.S. Census Bureau additionally found Dallas-Fort Worth-Arlington nearly led the nation as the third-fastest growing metro area in 2024.

From July 2023 to July 2024, the DFW metro added **177,922 residents** to bring the total population to 8,344,032.

EXPLORE ARTICLE







CALL FOR ADDITIONAL INFORMATION

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(214) 522-7200

## Los Angeles

Office

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El Segundo, CA 90245  
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Bob Moorhead

Managing Partner  
(214) 522-7210

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# TEXAS DISCLAIMER

7-ELEVEN DALLAS, 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.