



# 7-Eleven / Time Maxx

Rare 10% Rent Increases Every 5 Years

**\$4,615,000 | 6.00% CAP**

10670 W Little York Rd, Houston, TX 77041

- ✓ **Approx 12 Years Remaining** on 7-Eleven Corporate Lease
- ✓ **Excellent Signalized, Hard Corner Location** at the Intersection of W Sam Houston Pkwy N (18K VPD) and W Little York Rd (26K VPD)
- ✓ **Subject Property is Located in a Dense** Industrial Corridor
- ✓ **Houston is the 5th Largest MSA** in the United States
- ✓ **Former Large Format 7-Eleven** - Time Maxx features Big Madre Taco, 33 Parking Stalls (Including 2 Handicap), and 5 MPDS





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 85,000 stores in 20 countries**.



# INVESTMENT OVERVIEW

7-ELEVEN HOUSTON, TX



## CONTACT FOR DETAILS

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# \$4,615,000

## 6.00% CAP

NOI

\$276,878

Building Area

±4,650 SF

Land Area

±0.95 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Approx 12 Years Remaining on 7-Eleven Corporate Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Excellent Signalized, Hard Corner Location** at the intersection of W Sam Houston Pkwy N (18,400 VPD) and W Little York Rd (26,300 VPD). Subject property is located directly off of the Sam Houston Tollway (120,800 VPD), which is an 88-mile beltway around the city of Houston, near the intersection of Sam Houston Tollway and U.S. 290 (76,600 VPD).
- ✓ **Former Large Format 7-Eleven** - Sitting on .95-acre parcel, Time Maxx features a Big Madre Taco, 33 Parking Stalls (including 2 handicap stalls), and 5 MPDS.
- ✓ **Subject Property is Located in a Dense Industrial Corridor** and surrounded by several large industrial tenants. It is directly across from the Northwest Point Business Park and Northwest Industrial Center, as well as near the Harry Cameron Technology Center and Petropark Industrial Center.
- ✓ **High Growth Trade Area in Houston.** Subject Property is surrounded by over 257,000 residents living within a 5 mile radius, providing a large and consistent consumer base.
- ✓ **As one of the premier cities in the Southwest,** Houston offers a diverse and affordable quality of life. It is the 5th Largest MSA in the United States and is home to the World's Largest Medical Center, the Nation's Largest Cruise and Cargo Port, and 24 Fortune 500 Company Headquarters.
- ✓ **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. Time Maxx has over 28 locations in the greater Houston area.

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 HOUSTON, TX

## 7-Eleven

**Lessee:** 7-Eleven, Inc.

REVENUE  
**\$81.3B**

CREDIT RATING  
**S&P: A**

Stock Ticker  
**SVNDY**

LOCATIONS  
**85,000+**

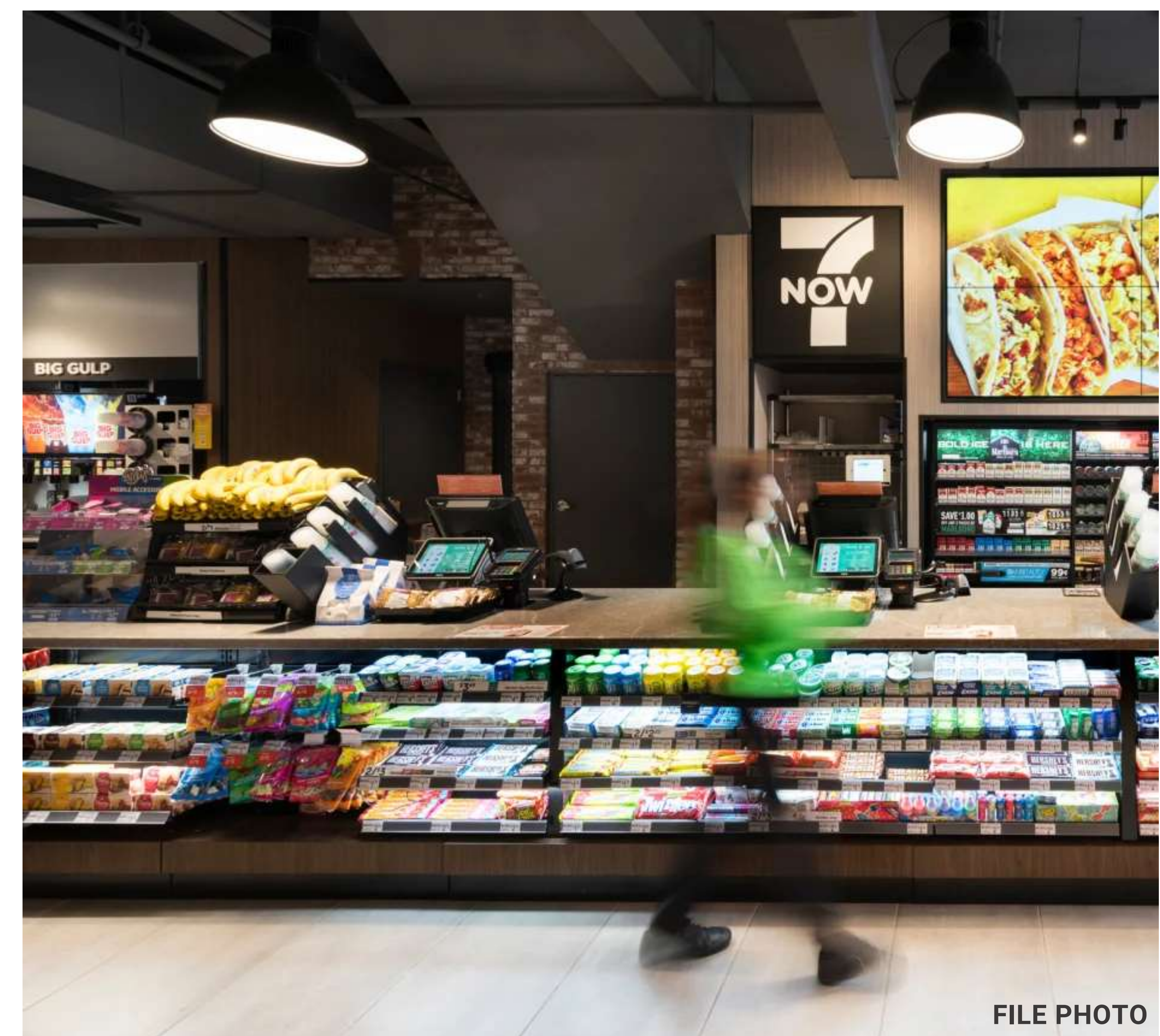


[7-eleven.com](http://7-eleven.com)

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 15,300 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 HOUSTON, 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

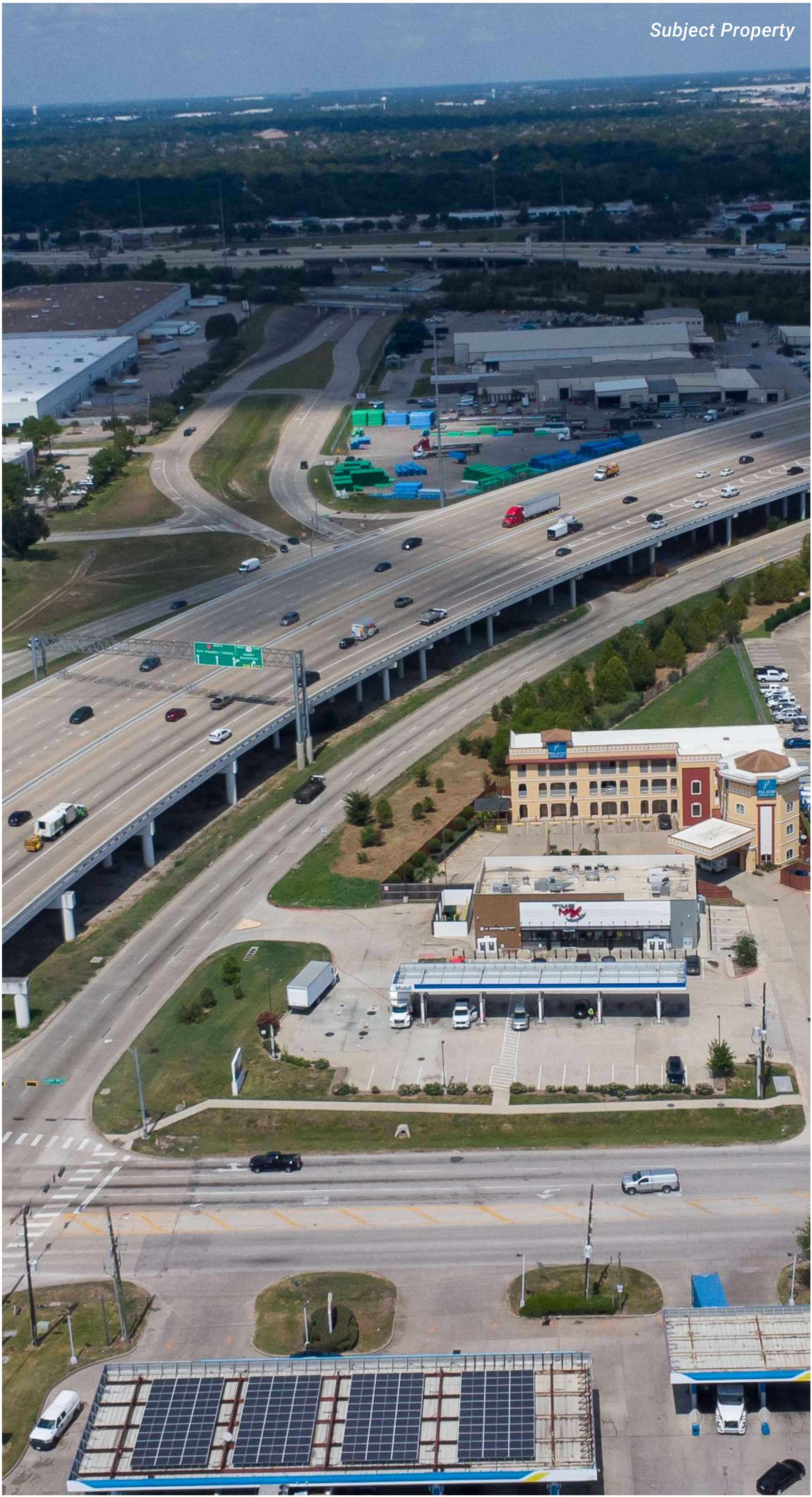


LEASE OVERVIEW

7-ELEVEN   HOUSTON, TX

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Rent Commencement	March 2022
Lease Expiration	February 2037
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$276,878.16
Annual Rent YRS 6-10	\$304,566.00
Annual Rent YRS 11-15	\$335,022.60
Option 1	\$368,524.86
Option 2	\$405,377.35
Option 3	\$445,915.08
Option 4	\$490,506.59

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.





# BONUS DEPRECIATION

— 7-ELEVEN HOUSTON, TX

## 100% Bonus Depreciation for Qualifying Convenience Stores

### What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

### Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.



JERSEY VILLAGE HIGH SCHOOL  
(3,346 STUDENTS)

POST ELEMENTARY SCHOOL  
(805 STUDENTS)

HARMONY SCHOOL OF  
EXCELLENCE-HOUSTON  
(873 STUDENTS)



W LITTLE YORK ROAD  
±26,300 VPD

LONE STAR  
COLLEGE-HOUSTON  
NORTH FAIRBANKS



ESTATES AT HOLLISTER  
(323 UNITS)



**SUBJECT PROPERTY**  
10670 W. LITTLE YORK RD.



YES PREP  
NORTHWEST  
SECONDARY  
(333 STUDENTS)



NORTHWEST FREEWAY  
±95,462 VPD



BELTWAY  
8



DEAN  
MIDDLE SCHOOL  
(1,354 STUDENTS)

BANE  
ELEMENTARY SCHOOL  
(804 STUDENTS)



CHAMBERLAIN  
UNIVERSITY  
COLLEGE OF NURSING

±120,800 VPD











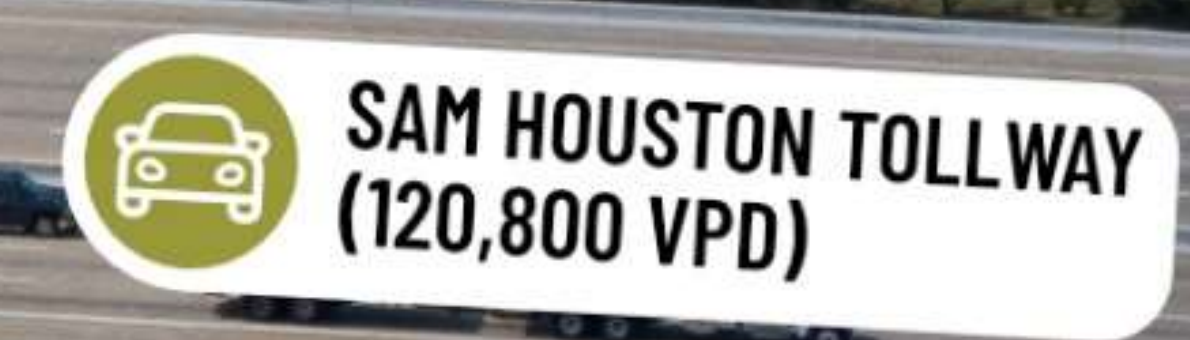




THE BRITTMORE - APARTMENTS (150 UNITS)



**SUBJECT PROPERTY**  
10670 W LITTLE YORK RD.



W LITTLE YORK ROAD  
(26,300 VPD)














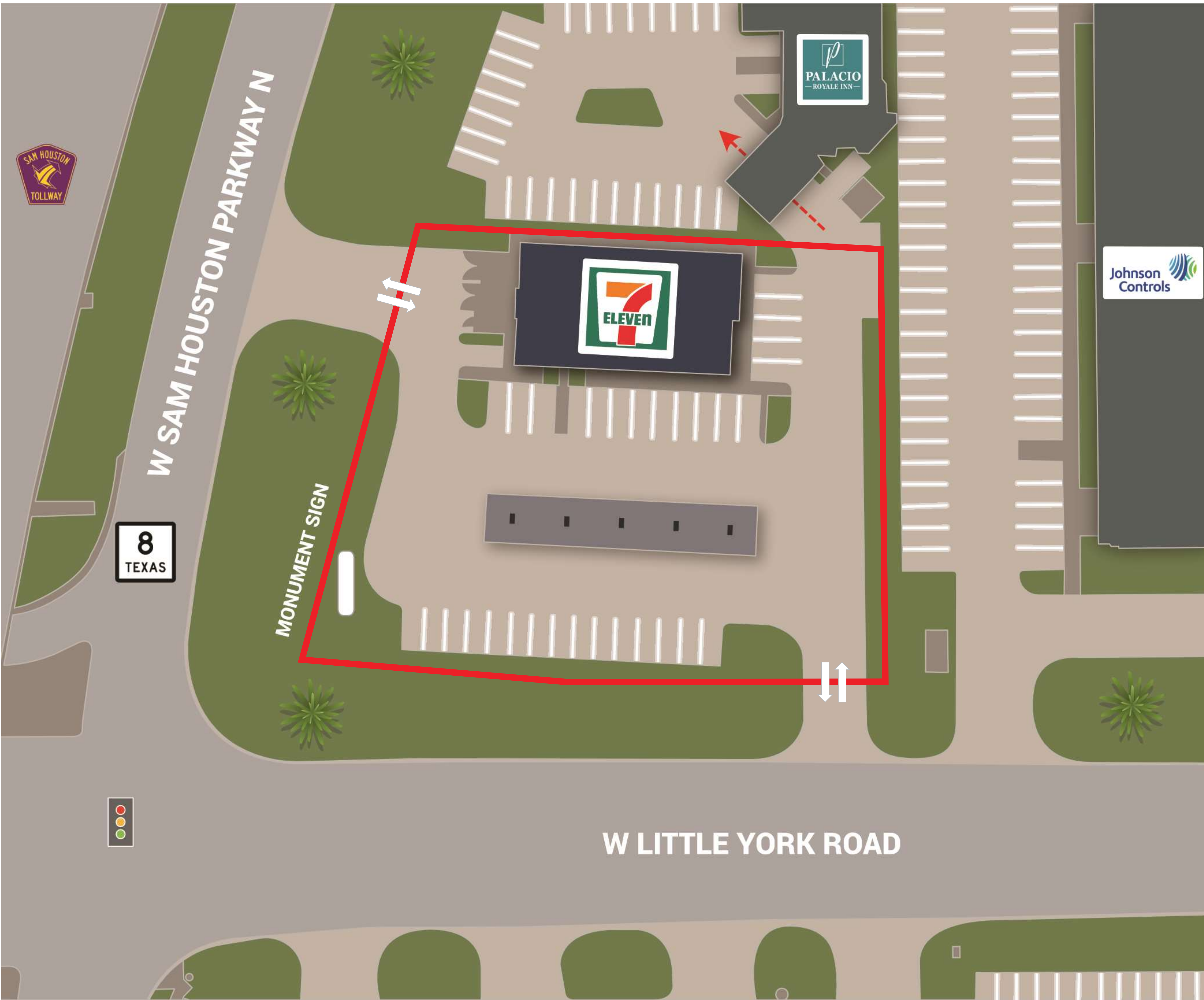
# SITE OVERVIEW

7-ELEVEN HOUSTON, TX

	Year Built	2022
	Building Area	±4,650 SF
	Land Area	±0.95 AC
	Pumps	5
	Fueling Positions	10

## NEIGHBORING RETAILERS

- Walmart Supercenter
- Boot Barn
- PetSmart
- Party City
- The Home Depot
- ROSS Dress For Less
- Kroger
- Old Navy
- Target
- Marshalls

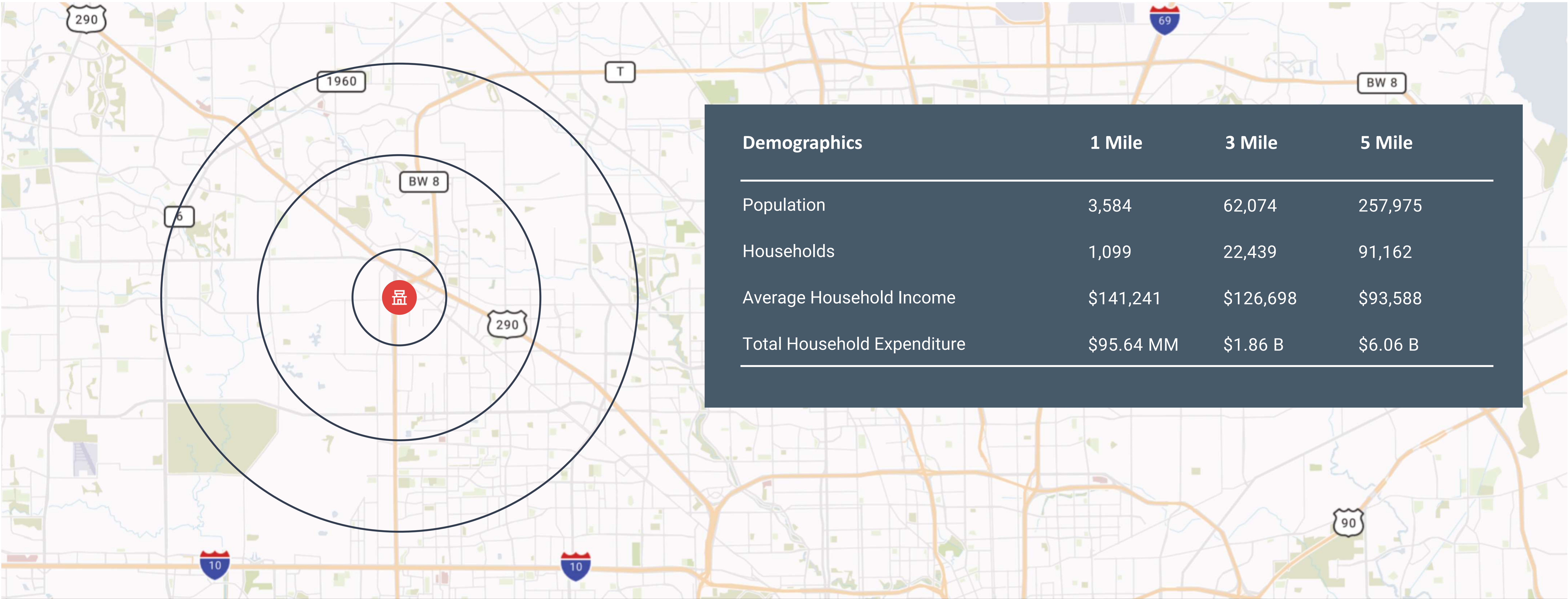


Subject Property



# LOCATION OVERVIEW

7-ELEVEN HOUSTON, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart (37,000)

2. Memorial Hermann Health System (24,108)

3. H-E-B (23,732)

4. The University of Texas MD Anderson Cancer Center (21,086)

5. McDonald's Corp (20,918)

6. Houston Methodist (20,000)
7. Kroger (16,000)

8. United Airlines (14,941)

9. Schlumberger (12,069)

10.Shell Oil Co. (11,507)

11.Exxon Mobil Corp. (11,000)

12.Texas Children's Hospital (10,992)
- 13.HCA (10,830)


14.Landry's (10,800)

15.UTMB Health (9,928)




# LOCATION OVERVIEW

7-ELEVEN HOUSTON, TX




## Houston

Texas



7.7 M

MSA Population



\$80,458

Median Household Income



The Most Populous  
County in Texas

HARRIS  
COUNTY

Residents in the  
Houston–The Woodlands  
–Sugar Land MSA

7.7 MILLION+

**Houston, Texas is the largest city in Texas and the fourth-largest in the United States, with a population of over 2.3 million as of July 2023.**

It serves as the principal city in the Houston–The Woodlands–Sugar Land metropolitan area, which is the fifth most populous MSA in the nation, with more than 7.3 million residents.

**Houston is second only to New York City in the number of Fortune 500 headquarters.**

Known as the Energy Capital of the World, Houston is home to over 4,600 energy-related firms, including the headquarters of ExxonMobil, ConocoPhillips, and Halliburton.

The city’s economy is highly diversified across sectors such as energy, healthcare, aerospace, advanced manufacturing, biotechnology, and international trade. The Texas Medical Center—the world’s largest medical complex—employs more than 100,000 healthcare professionals and hosts top institutions like MD Anderson Cancer Center. The Port of Houston ranks first in the U.S. in foreign tonnage and is a major driver of the region’s robust logistics and shipping industry. Houston is also home to 23 Fortune 500 companies, second only to New York City. Its infrastructure includes two major international airports, an extensive freeway network, and one of the most active construction markets in the country. Houston’s university system—featuring Rice University, University of Houston, and Texas Southern University—supports a growing innovation corridor and contributes billions to the local economy. Culturally, Houston is known for its diversity—with more than 145 languages spoken—and vibrant offerings in fine arts, culinary experiences, professional sports, and green spaces. The city’s affordability and quality of life continue to attract both talent and capital from across the U.S. and around the world.



# Texas Dominates Business Attraction, Houston Remains a Top Leader

SHAW ADCOCK, MARCH 01, 2024 (GREATER HOUSTON PARTNERSHIP)

The Houston region has once again ranked third among top U.S. metros for attracting new business, according to Site Selection Magazine’s yearly analysis, while Texas earned its 12th consecutive Governor’s Cup.

Site Selection identified **1,254 project** wins for Texas in **2023**, more than doubling the next-highest state, Illinois. With **226 more projects** than **2022**, Texas saw a **22% increase** in projects. The Houston-The Woodlands-Sugar Land MSA won **413 projects**, an uptick of more than 150 since 2022. Chicago and Dallas-Fort Worth placed first and second, **respectively**, in **the top U.S.** metros category.

“The Governor’s Cups recognize not only the winning governors, but their entire economic development teams, and by extension, the many professionals throughout their states who work every day to attract new investment and retain and grow existing businesses,” said Mark Arend, editor emeritus of Site Selection.

"We are **excited** to see Texas continues to be the **leading State for corporate relocations** and expansions," said Partnership Vice President of Regional Economic Development Craig Rhodes. "Houston’s ranking as a **top three** metro further highlights the **unique opportunity** we have in our region for companies to access diverse talent, critical infrastructure, and the convergence of industries to **grow their business** on a global scale."

EXPLORE ARTICLE

# Harris County booms with 3rd largest population in the U.S.

AMBER HECKLER, MARCH 19, 2025 (CULTURE MAP HOUSTON)

Newly released U.S. Census Bureau data shows Harris County was the third most populous county nationwide in 2024, and had the highest year-over-year growth rate from 2023. The Houston metro area is now home to a staggering 5 million people.

The new population report, published March 13, estimated year-over-year population data from 2023 to 2024 across all **3,144 U.S. counties**, and **387 metro areas**.

Harris County's numeric growth rate outpaced all other U.S. counties from July 1, 2023 to July 1, 2024, the report found. The Census Bureau estimated Harris County's population grew by 105,852 people year-over-year, bringing the total population to 5,009,302 residents. That's around a 2.16 percent growth rate.

**Los Angeles County, California (No. 1)** and Illinois' Cook County (No. 2) are the only two U.S. counties that have larger populations than Harris County. Los Angeles County now boasts a population of **nearly 9.76 million**, while Cook County's has increased to more than 5.18 million people

Montgomery County also ranked among the top 10 U.S. counties with the highest numeric growth, ranking 9th nationally after gaining **34,268 residents** from 2023 to 2024. Montgomery County's population has now **grown to 749,613 people**.

In the report's national comparison of counties with the **largest population** growth by percentage, Montgomery County ranked No. 7 with a year-over-year growth rate of 4.8 percent.

Most populated U.S. metro areas  
The U.S. Census Bureau additionally found Houston-Pasadena-The Woodlands nearly led the nation as the **second-fastest growing metro area** in 2024.

EXPLORE ARTICLE







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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Bob Moorhead

Broker Associate  
(214) 522-7210  
bob@securenetlease.com



# TEXAS DISCLAIMER

7-ELEVEN HOUSTON, 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.