



# 7-Eleven

S&P: A

**\$7,412,000 | 5.10% CAP**

2 Mile & Shary Rd, Mission, TX

- ✓ **Brand New 15-Year Absolute NNN Lease** With 7.5% Rent Bumps Every 5 Years and (4), 5-Year Options
- ✓ **Hard Corner Signalized Site** Off Shary Rd (38,552 VPD) & 2 Mile Rd (27,060 VPD)
- ✓ **Outstanding Demographics** With a 5-Mile Population Over 230,000 and an Average HH Income Over \$82,000
- ✓ **Strong 1-Mile Demographics** With a Population Over 8,500 and an Average HH Income of \$115,968
- ✓ **15 Minutes from South Texas College** with an enrollment of over 25,000 students.

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 **71,000 stores in 18 countries.**



# INVESTMENT OVERVIEW

7-ELEVEN MISSION, TX



## CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

**Bob Moorhead**

Managing Partner  
(214) 522-7210

bob@securenetlease.com

# \$7,412,000

## 5.10% CAP

NOI

\$378,000

Building Area

±4,842 SF

Land Area

±2.11 AC

Occupancy

100%

Year Built

2023

Lease Type

Absolute NNN

- ✓ **Projected Rent Commenced: November 2023**
- ✓ **Brand New 15-Year Absolute NNN Lease** with 7.5% rental increases every 5 -years, and 4, five year options.
- ✓ **Hard Corner Signalized Site** Off Shary Rd (38,552) & 2 Mile Rd (27,060). Subject property features 8 MPDS and 16 Pumps.
- ✓ **Outstanding Demographics** With a 5-Mile Population Over 230,000 and an Average HH Income Over \$82,000. 1-Mile population is over 8,000 and HH Income exceeds \$115,000.
- ✓ **1-Mile From Dense Retail Corridor** with Tenants H-E-B, McDonalds, Sonic and More.
- ✓ **15 Minutes from South Texas College** with an enrollment of over 25,000 students. .
- ✓ **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.

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**SECURE**  
NET LEASE

# LEASE OVERVIEW

## 7-ELEVEN MISSION, TX

Initial Lease Term	15 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	November 2023
Lease Expiration	November 2038
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years
Annual Rent YRS 1-5	\$378,000.00
Annual Rent YRS 6-10	\$406,350.00
Annual Rent YRS 11-15	\$436,826.04
Option 1	\$469,587.96
Option 2	\$504,807.00
Option 3	\$542,667.96
Option 4	\$583,368.00
Option 5	\$627,120.96

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File Photo



FILE PHOTO

# TENANT OVERVIEW

7-ELEVEN MISSION, TX

## 7-Eleven

REVENUE  
**\$36.1B**

CREDIT RATING  
**A**

LOCATIONS  
**83,000**



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

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.

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



# IN THE NEWS

## 7-ELEVEN MISSION, 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





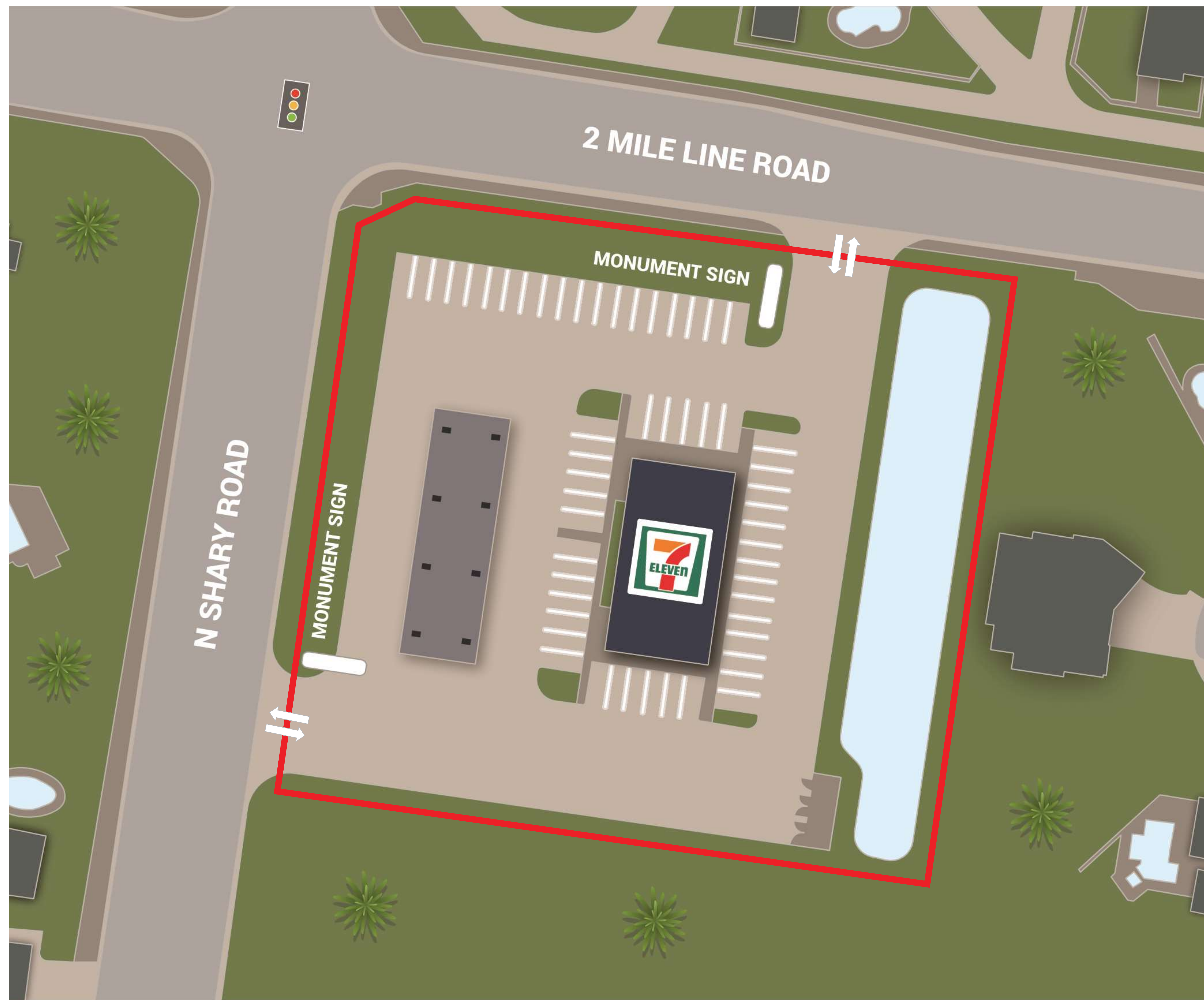
# SITE OVERVIEW

7-ELEVEN MISSION, TX

	Year Built	2023
	Building Area	±4,842 SF
	Land Area	±2.11 AC
	Pumps	8
	Fueling Positions	16

## NEIGHBORING RETAILERS

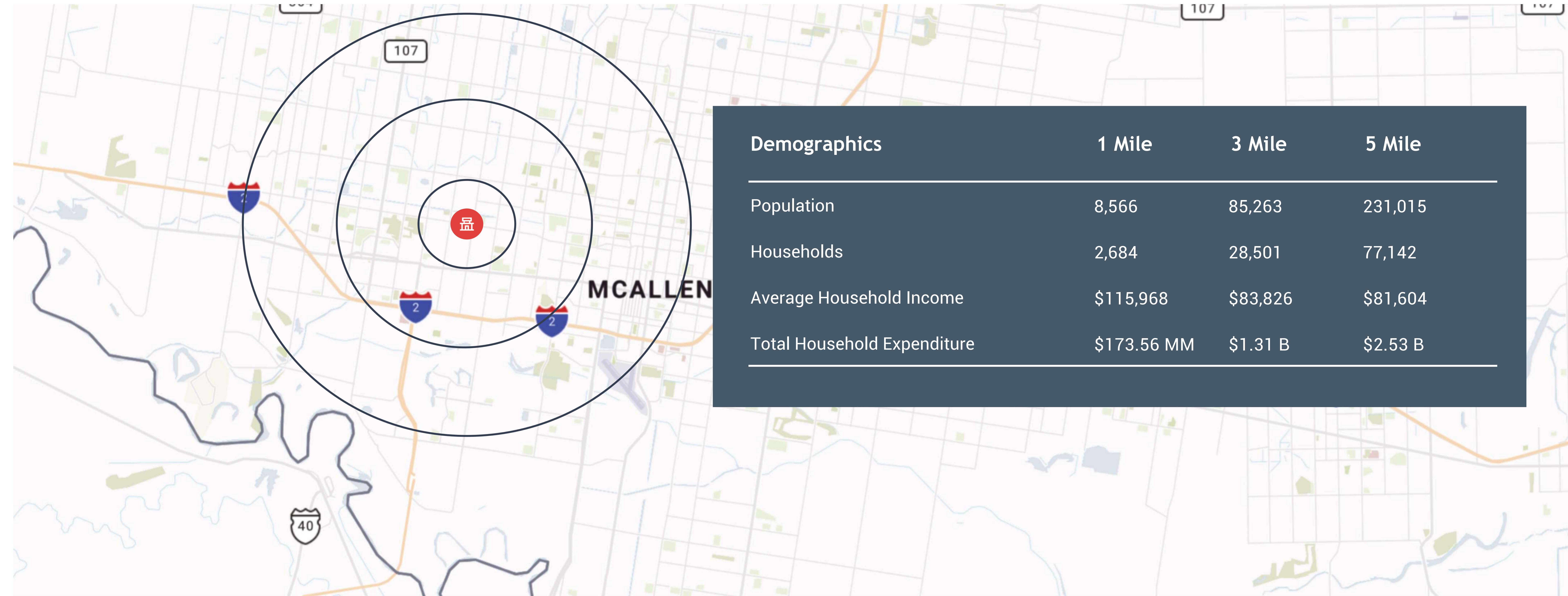
- H-E-B
- Walgreens
- Walmart Supercenter
- Target
- Planet Fitness
- Burger King
- U-Haul
- NAPA Auto Parts
- Jack in the Box





# LOCATION OVERVIEW

## 7-ELEVEN MISSION, TX



### ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


- |   |  |                   |
|---|--|-------------------|
| 1. Edinburg Consolidated I.S.D (3600)         | 7. Mission Consolidated I.S.D (2140)           | 13.H-E-B (380)    |
| 2. McAllen Independent School District (3595) | 8. City of McAllen (1801)                      | 14.Dillards (345) |
| 3. Edinburg Regional Medical Center (3000)    | 9. Walmart (1000)                              | 15.Foleys (350)   |
| 4. University of Texas Pan American (2850)    | 10.Columbia Rio Grande Regional Hospital (975) |                   |
| 5. McAllen Medical Center (2800)              | 11.South Texas College (811)                   |                   |
| 6. Hidalgo County (2211)                      | 12.T-Mobile (720)                              |                   |

# LOCATION OVERVIEW

7-ELEVEN MISSION, TX

## Mission

Texas

 83,567  
Population

 \$36,407  
Median Household Income



WELCOME TO MISSION  
THE STATE OF TEXAS

Mission, Texas, known as the "Home of the Grapefruit," sits in the western portion of the McAllen metro area and just minutes north of bustling Reynosa, Tamaulipas, Mexico.

**HOME OF THE  
GRAPEFRUIT**

**Mission is a city in Hidalgo County and is part of the McAllen-Edinburg-Mission and Reynosa-McAllen metropolitan areas.**

McAllen-Edinburg-Mission is one of the fastest-growing MSAs in the country, experiencing tremendous growth in population, business development and its economy in recent years.

**It is the retail center of South Texas and Northern Mexico, drawing a consumer base of more than 10 million people and generating some of the highest sales per capita in the state.**

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The historic La Lomita Mission still stands and is visited regularly each year by tourists and residents, and the multimillion-dollar citrus industry is celebrated annually with the gala Texas Citrus Fiesta, attracting participants from both sides of the Rio Grande. Mission is a city that is quickly growing but that has not forgotten its vibrant and important history. Thanks to its outdoor attractions, culture and warm weather, Mission is one of the most popular Winter Texan communities, with its population doubling during the influx of part-time residents every winter. Widely known for its ecotourism and birding attractions, Mission is home to the World Birding Center at the Bentsen-Rio Grande Valley State Park, the NABA International Butterfly Park and four golf courses. It offers highly rated healthcare through the Mission Regional Medical Center, outstanding schools, a diverse faith community and, with the construction of the new Anzaldua International Bridge, enhanced opportunities for international relations.

# IN THE NEWS

## 7-ELEVEN MISSION, TX

### Killam Development Breaks Ground on 175-Acre Sharyland Business Park at Anzalduas International Bridge

MAY 9, 2022 (MISSION INDUSTRIAL PARKS)

Killam Development, along with elected and community leaders from the Rio Grande Valley celebrated the groundbreaking of a new, 175-acre industrial park known as Sharyland Business Park.

The development will **attract manufacturing**, logistics, and distribution facilities and will generate hundreds of **new jobs in a growing area** along the Anzalduas International Bridge.

"The Sharyland Business Park is part of a 3,400-acre property under development by Killam Development that includes land in Mission and McAllen, Texas. The master-planned community will include new housing, commercial and retail, green space, hike and bike trails, and other amenities."

The development was made possible by a historic **public-private partnership** between Killam Development, the City of Mission, Hidalgo County, Mission Economic Development Corporation, and the U.S. Economic Development Administration. Joining the celebration were: United States Congressman Henry Cuellar, Texas State Senator Juan "Chuy" Hinojosa, Texas State Representative Sergio Muñoz, Jr., City of Mission Mayor Armando O'Caña, City of Mission City Manager Randy Perez, Daniel Silva, CEO of the Mission Economic Development Corporation, and Cliffe Killam, President of Killam Development. "We take the responsibility of being the **biggest landowner** around the Anzalduas International Bridge very seriously and will work **hand-in-hand** with our partners in the region to **maximize opportunities** for the entire Rio Grande Valley," said Cliffe Killam, President of Killam Development. "The recent shifts we've seen in supply chain strategies around the world, and the **growing number of businesses** nearshoring, positions the Valley to be a key player in the United States.

EXPLORE ARTICLE



### New Study Identifies Economic Impact of \$13.7 Billion in the RGV Healthcare & Bioscience Industry

MIKE GONZALEZ, OCTOBER 28 2020 (WORKFORCE SOLUTIONS)

The study was funded via \$7,000 in federal funds awarded to WFS by the Texas Workforce Commission (TWC) Texas Industry Partnership Grant and leveraged by matching contributions from RGVP.

The purpose of the study was to measure the regional impact to the Healthcare Industry, focusing on wage data for **high-demand**, middle-skilled occupations. The data collected, provides wage and salary information on the existing workforce and highlights training needs in **specific occupations** to continue to build the talent pipelines in the healthcare industry for a **better trained workforce**.

Workforce Solutions (WFS) recognizes that the Healthcare Industry in the Rio Grande Valley (RGV) is amongst the fastest growing in the region, with a projected growth of 32.1% by the year 2030.

"With healthcare playing a pivotal role in our workforce, employing **over 116,563 workers** (30% of workforce) in the RGV in **2019**, WFS understands the importance of fostering career pathways to ensure the continued growth and development of the industry," said **WFS Chief Executive Officer**, Francisco Almaraz. "Collaboration with organizations like the RGVP help pave the way for a critical analysis of our current situation and provide us with a vision for the future. We're eager to use the information collected to nurture the RGV's healthcare **industry for years to come.**"

"A **business-friendly** environment and training resources will continue to strengthen our ability to expand into research and drive investment in our region."

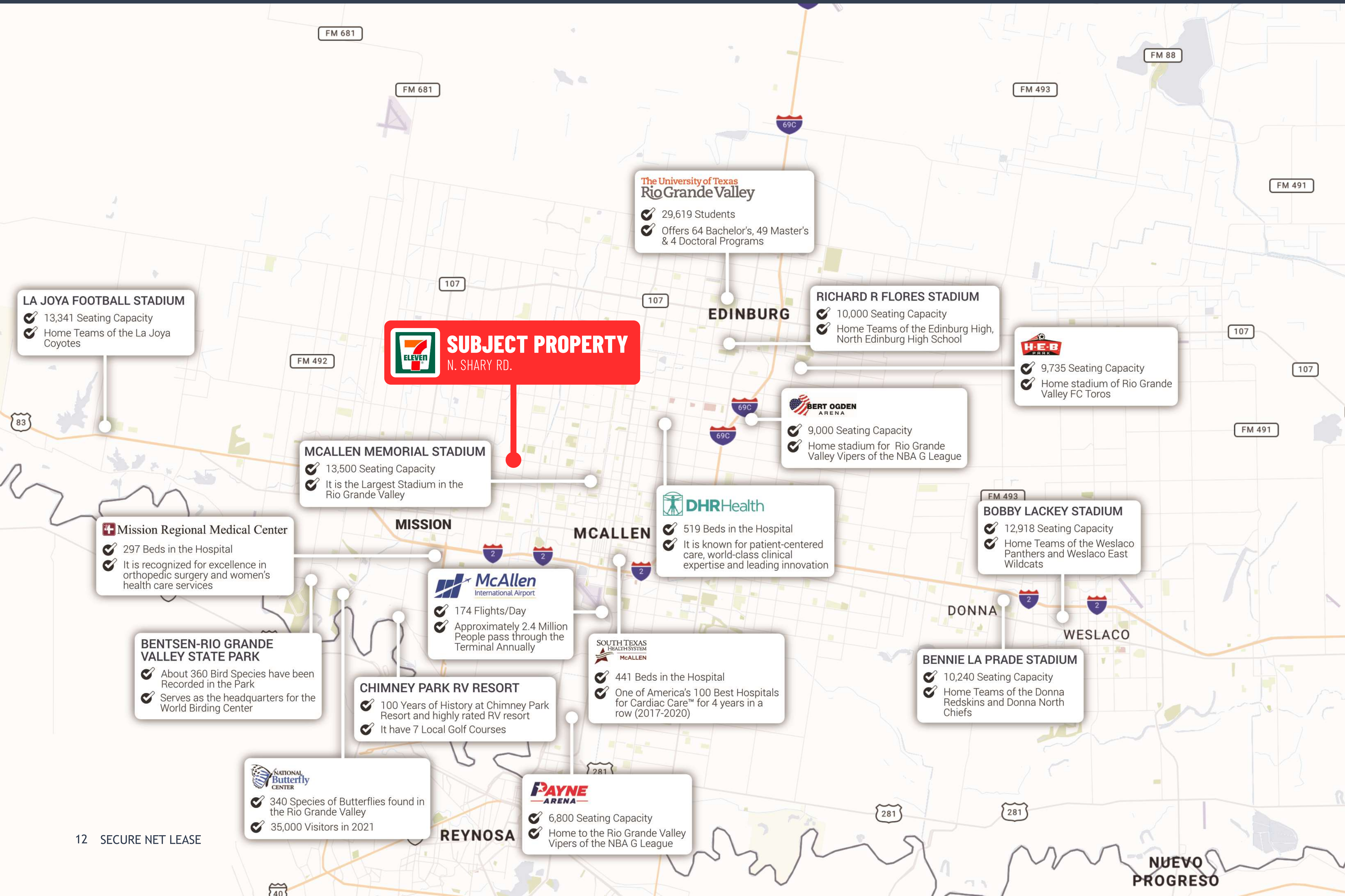
The Healthcare Taskforce, comprised of major healthcare employers, educational institutions, and industry stakeholders representing the RGV, was established by WFS in **August 2015** as a result of the growth in the industry, and the need to have a skilled workforce to meet the demand of employers.

EXPLORE ARTICLE



# METRO AREA

7-ELEVEN MISSION, TX



### LA JOYA FOOTBALL STADIUM

- ✓ 13,341 Seating Capacity
- ✓ Home Teams of the La Joya Coyotes

### SUBJECT PROPERTY

N. SHARY RD.

### The University of Texas Rio Grande Valley

- ✓ 29,619 Students
- ✓ Offers 64 Bachelor's, 49 Master's & 4 Doctoral Programs

### RICHARD R FLORES STADIUM

- ✓ 10,000 Seating Capacity
- ✓ Home Teams of the Edinburg High, North Edinburg High School

### H-E-B

- ✓ 9,735 Seating Capacity
- ✓ Home stadium of Rio Grande Valley FC Toros

### BERT OGDEN ARENA

- ✓ 9,000 Seating Capacity
- ✓ Home stadium for Rio Grande Valley Vipers of the NBA G League

### MCALLEN MEMORIAL STADIUM

- ✓ 13,500 Seating Capacity
- ✓ It is the Largest Stadium in the Rio Grande Valley

### DHRHealth

- ✓ 519 Beds in the Hospital
- ✓ It is known for patient-centered care, world-class clinical expertise and leading innovation

### BOBBY LACKEY STADIUM

- ✓ 12,918 Seating Capacity
- ✓ Home Teams of the Weslaco Panthers and Weslaco East Wildcats

### Mission Regional Medical Center

- ✓ 297 Beds in the Hospital
- ✓ It is recognized for excellence in orthopedic surgery and women's health care services

### McAllen International Airport

- ✓ 174 Flights/Day
- ✓ Approximately 2.4 Million People pass through the Terminal Annually

### SOUTH TEXAS HEALTH SYSTEM McALLEN

- ✓ 441 Beds in the Hospital
- ✓ One of America's 100 Best Hospitals for Cardiac Care™ for 4 years in a row (2017-2020)

### BENTSEN-RIO GRANDE VALLEY STATE PARK

- ✓ About 360 Bird Species have been Recorded in the Park
- ✓ Serves as the headquarters for the World Birding Center

### CHIMNEY PARK RV RESORT

- ✓ 100 Years of History at Chimney Park Resort and highly rated RV resort
- ✓ It have 7 Local Golf Courses

### BENNIE LA PRADE STADIUM

- ✓ 10,240 Seating Capacity
- ✓ Home Teams of the Donna Redskins and Donna North Chiefs

### NATIONAL Butterfly CENTER

- ✓ 340 Species of Butterflies found in the Rio Grande Valley
- ✓ 35,000 Visitors in 2021

### PAYNE ARENA

- ✓ 6,800 Seating Capacity
- ✓ Home to the Rio Grande Valley Vipers of the NBA G League

## 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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### CALL FOR ADDITIONAL INFORMATION

#### Edward Benton

Executive Vice President  
(713) 263-3981

[ebenton@securenetlease.com](mailto:ebenton@securenetlease.com)

#### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)