



Subject Property

7-Eleven

\$6,575,000 | 4.50% CAP

14702 Telge Road, Cypress, TX 77429

- ✓ 11+ Years Remaining on **Absolute NNN Lease**
- ✓ 20 Minutes from **Downtown Houston - Houston is the 5th Largest MSA in the US with over 7 Million Residents (2021)**
- ✓ **Large Site (2.10+ Acres) with Laredo Taco**
- ✓ Eligible for **Accelerated Depreciation**
- ✓ Attractive **Assumable Debt Available at 3.75%**
- ✓ **High Traffic Location on Hard Corner (53,700+ VPD)**

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 CYPRESS, TX

\$6,575,000

4.50% CAP

NOI

\$295,899*

Building Area

±4,842 SF

Land Area

±2.10 AC

Year Built

2020

Lease Type

NNN

Occupancy

100%

- ✓ 7-Eleven (S&P rated A) operates in 20 countries and sees approx. 64 million customers/day. It is the largest chain store operator in the world with 85,000+ stores, 15,000 of which are in North America.
- ✓ Subject Property is Strategically Located at the Intersection of Spring Cypress Rd. and Telge Rd. (53,700+ Combined VPD). Spring Cypress Rd. is a 20 mile long Major Thoroughfare that connects I-45 to HWY-290.
- ✓ Cypress is Located 20 miles North of Downtown Houston, and one of Houston's largest Suburbs. The Cypress urban cluster consistently ranks in the top 100 highest income areas in the US. The Cypress-Fairbanks ISD is the third largest school district in the State of Texas, and one of the fastest growing in the US.
- ✓ Located Minutes from Championship Golf Courses. Longwood Golf Club, Black Horse Golf Club and Cypress Lakes Golf Course are some of the best courses in North Houston.
- ✓ Located Adjacent to Little Cypress Creek Preserve. Little Cypress Creek Preserve (LCCP) is a 58-acre property with a series of 10 man-made shallow ponds designed to mature into a vibrant, functioning wetland. In addition to recreational hiking, jogging, biking, and horseback riding, the preserve is used as an educational nature area. Future plans for the preserve include developing it into an educational and recreational nature area.

***Rent Begins April 2026. Seller to give rent credit between closing and rent bump.**

Subject Property

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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 CYPRESS, TX

7-Eleven

REVENUE
\$81.3 B

CREDIT RATING
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 **65 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 **50 million members**, place an order in the 7NOW® delivery app in over **2,000 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN CYPRESS, TX

7-Eleven Charges Forward with Installation of 500 Electric Vehicle Ports by End of 2022, Providing Convenient Charging Options that Drive a More Sustainable Future

JUNE 1, 2021 (7-ELEVEN CORPORATE)

Owned and operated by 7-Eleven, the new DCFC ports will increase convenient charging options for EV drivers by adding to the company's existing 22 charging stations located at 14 stores in four states.

Once this expansion is complete, the company will have **one of the largest and most compatible fast-charging systems** of any retailer in the U.S. "7-Eleven has always been a leader in new ideas and technology to better serve the needs of our customers," said 7-Eleven President and CEO Joe DePinto.

7-Eleven, Inc. is accelerating its environmental ambitions. The iconic retailer is undertaking a massive installation project, with a goal of building at least 500 Direct Current Fast Charging (DCFC) ports at 250 select U.S. and Canada stores by the end of 2022.

Additionally, the company recently **"doubled-down"** on its original commitment and pledged to meet a **50 percent reduction of CO2** emissions by 2030. 7-Eleven set ambitious and measurable sustainability goals in 2016 as part of the company's commitment to operating a globally sustainable business. To help address the challenge created by climate change, the company planned to achieve a **20% reduction of CO2 emissions** from its stores by 2027. Instead, 7-Eleven reached this **20% reduction goal in 2019**, eight years ahead of schedule. This CO2 reduction equals the carbon sequestered by more than **349,000 acres** of U.S. forests in one year.

EXPLORE ARTICLE



7-Eleven Expands Mobile Checkout Feature to Thousands of US Stores

JULY 13, 2021 (7-ELEVEN CORPORATE)

The frictionless shopping experience is a benefit of 7-Eleven's award-winning 7Rewards® loyalty program where members (rather, more than 50 million of them) can earn and redeem points on product purchases and receive coupons and promotional pricing.

As an incentive to try Mobile Checkout, for a limited time, 7-Eleven **is offering 10x the rewards** points for every purchase made using the new feature in the app.

7-Eleven was the **first convenience store** chain to develop proprietary technology for a full frictionless shopping experience from start to finish. Mobile Checkout works on both Android and iOS devices and is available for most **7-Eleven merchandise that has a bar code**. The company plans to expand Mobile Checkout to all US **stores by the end of 2022**.

7-Eleven, Inc. has expanded its new Mobile Checkout contactless shopping solution to an additional 2,500+ stores across the U.S. Using the 7-Eleven app, customers can quickly scan items and pay for purchases without ever standing in a checkout line. Mobile Checkout is now available in more than 3,000 participating 7-Eleven stores in 32 states including Washington, D.C.

"After over a year of living through the pandemic, Americans have a new perception of what convenience looks like. For many, it's a contactless **shopping experience without waiting in line**," says 7-Eleven Digital Senior Vice President Raghu Mahadevan. "Luckily, we were already testing Mobile Checkout and had begun **expanding 7NOW home delivery** to hundreds of markets before lockdowns occurred. It's what people expect from the world's leading convenience store — we plan to exceed those expectations and take the **in-store shopping experience to the next level.**"

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN CYPRESS, TX

Initial Lease Term	15-Years, Plus (5) 5-Year Renewal Options
Lease Expiration	April 2036
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$269,000
Annual Rent YRS 6-10	\$295,899*
Annual Rent YRS 11-15	\$324,590
Option 1	\$357,048
Option 2	\$392,753
Option 3	\$432,029
Option 4	\$475,232
Option 5	\$522,755

*Rent Begins April 2026 / Seller to give rent credit between closing and rent bump.

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.



ASSUMABLE DEBT

7-ELEVEN CYPRESS, TX

The owner has secured assumable debt for this property, which in current rate conditions, is very favourable.

The assumable debt makes this an attractive deal for both buyers needing to complete a 1031 exchange where debt needs to be replaced, as well as buyers looking to leverage for bonus, or accelerated depreciation.



Interest Rate:	3.75%
Term:	Fixed through April 2026
Maturity:	2030
Amortization Schedule:	30-Years

WSJ Prime Plus ,50% 2026-2030

Purchase Price	\$6,575,000
Cap Rate	4.50%
Outstanding Loan Amount	\$3,749,126
Equity	\$2,825,874
LTV	57%

*Subject to lender approval

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HERVEY-BARLOW

amazon

Walmart Supercenter
IHOP
DOLLAR TREE
LESLIE'S
SONIC
CATO
WHATABURGER

HONDA
Ford

249 TEXAS

AutoZone
Walgreens
O'Reilly AUTO PARTS
marco's Pizza

MATTRESSFIRM
petco
ROSS
KOHL'S
OLD NAVY
FAMOUS footwear
Panera BREAD

HCA Houston Healthcare

TELGE ROAD
(37,300 VPD)

BLACK ELEMENTARY SCHOOL
(1,045 STUDENTS)

WING-STOP
Domino's

Little Caesars
Pet Super market
Jack in the box
Jersey Mike's SUBS

Public Storage

H-E-B

jiffy lube
SONIC
ACE Hardware
TACO BELL
goodwill
planet fitness

Floors for Living
Wendy's

LAKEWOOD ELEMENTARY SCHOOL
(817 STUDENTS)

FLEET

SPRING CYPRESS ROAD
(16,400 VPD)

CIRCLE K

SUBWAY
PAPA JOHNS
BR bakery

CVS pharmacy

CHASE

Public Storage

Hirtze Dance Center
COPPER SETTLER CHOCOLATE FACTORY

7-ELEVEN SUBJECT PROPERTY
14702 TELGE RD.

McDonald's

GOODYEAR
Kroger
Great Clips
Papa Murphy's
Starbucks

SUBWAY
ANYTIME FITNESS

HAMILTON MIDDLE SCHOOL
(1,396 STUDENTS)
HAMILTON ELEMENTARY SCHOOL
(1,083 STUDENTS)

Exxon

Walgreens

MOORE ELEMENTARY SCHOOL
(838 STUDENTS)

VALERO

EVIKE.COM
Pizza Hut

DOLLAR TREE

SAMPSON ELEMENTARY SCHOOL
(972 STUDENTS)

Exxon

DOWNTOWN HOUSTON
(27.7 MILES)

Salons at Rock Creek
Independent Salon Professionals
Astrid's
BEAUTY BAR LLC

COPPER KETTLE
CHOCOLATE
FACTORY



now auto care
"NOW AND WHEN YOU NEED US"

Hintze Dance Center

SPRING CYPRESS ROAD
(16,400 VPD)

TELGE ROAD
(37,300 VPD)




SITE OVERVIEW

7-ELEVEN CYPRESS, TX

 Year Built | 2020

 Building Area | $\pm 4,842$ SF

 Land Area | ± 2.10 AC

 Pumps | 8

 Fueling Positions | 16

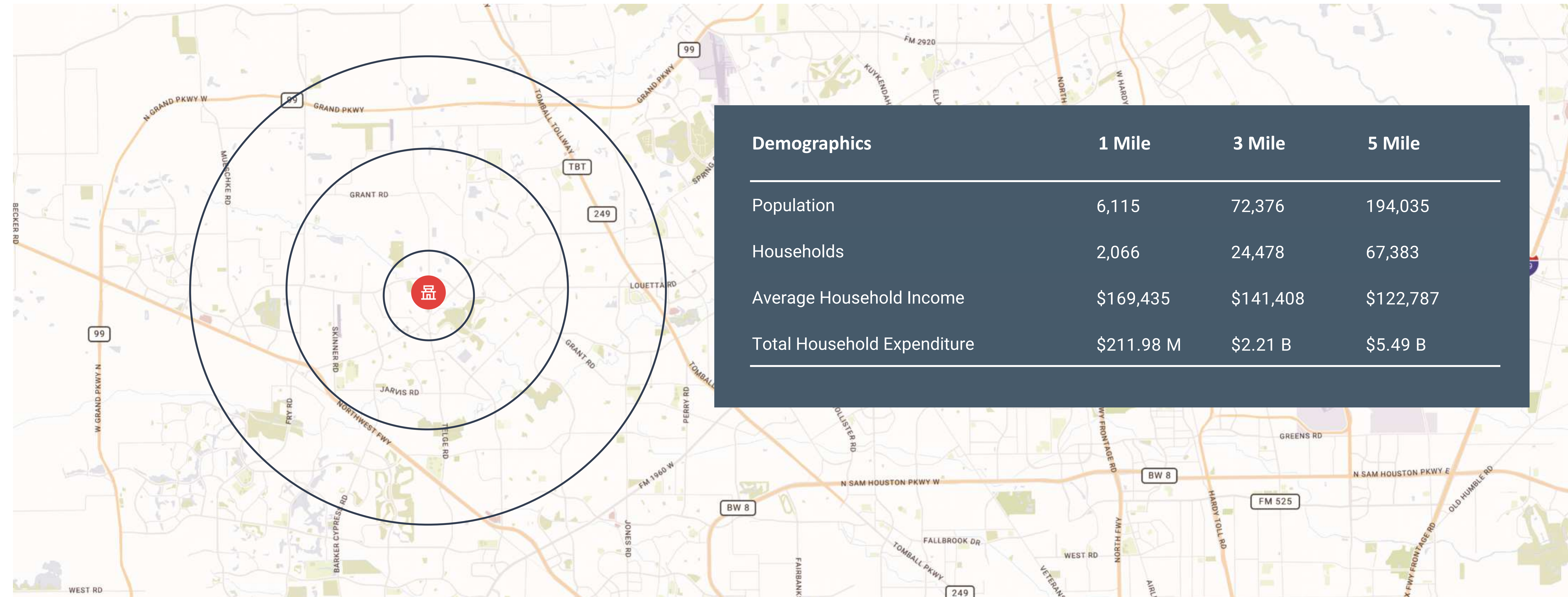
NEIGHBORING RETAILERS

- Walmart Supercenter
- H-E-B
- Kroger
- Walgreens
- Ross Dress for Less
- Kohl's
- Old Navy
- Goodwill
- Planet Fitness
- CVS



LOCATION OVERVIEW

7-ELEVEN CYPRESS, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. H-E-B Grocery (38,554)
2. Wal-Mart (32,000)
3. Memorial Hermann Healthcare System (27,717)
4. The Methodist Hospital System (26,540)
5. The University of Texas MD Anderson (21,946)
6. Amazon (16,000)
7. Cypress-Fairbanks ISD (15,763)
8. Kroger (15,750)
9. HCA Houston Healthcare (15,065)
10. ExxonMobil (14,834)

LOCATION OVERVIEW

7-ELEVEN CYPRESS, TX

Cypress
Texas

 **182,459**
Population

 **\$98,191**
Median Household Income



Cypress is an affluent suburb in Houston and is part of the Houston Metropolitan Area with Over 6.9 million residents and is the 5th largest metropolitan area in the country.

The retail sector of the Houston area is home to Walmart, H-E-B Grocers, Kroger, McDonald's, United Airlines, Fluor and Cisco Systems.

Cypress, Texas is an affluent suburb in Houston and is part of the Houston Metropolitan area with over 6.9 million residents.

The Houston MSA is the 5th largest metropolitan area in the country.

Located 24 miles from downtown Houston and only 25 miles from the George Bush Intercontinental Airport, Cypress boasts affluent demographics within the immediate trade area.

Houston is the largest city in the state of Texas and the fourth largest city in the United States.

Cypress is located NW of downtown Houston, accessible through US-290, the main arterial to Houston. The global economy of Houston is second only to New York in the number of Fortune 500 headquartered companies. Main economic drivers in the metro area include oil related, medical and retail sectors. Large oil companies in the area include Exxon Mobil, Shell Oil, Chevron, BP America, Schlumberger, Haliburton and Phillips 66. The medical industry cluster in Houston is a strong attracting force for medical professionals across the globe. The retail sector of the Houston area is home to Walmart, H-E-B Grocers, Kroger, McDonalds, United Airlines, Fluor and Cisco System.

IN THE NEWS

7-ELEVEN CYPRESS, TX

Houston Continues to Grow as a World-Class Manufacturing Powerhouse

TAYLOR TATUM, MAY 22, 2024 (GREATER HOUSTON PARTNERSHIP)

Home to multiple deepwater ports, two international airports with over 180 non-stop destinations, and a diverse, highly educated workforce, Houston is a manufacturing and logistics powerhouse with an eye focused on the future.

As the base of operations for the international oil and gas exploration and **production industry**, as well as a number of the nation's largest international engineering and construction firms, Houston has cemented its place as an important hub for an increasingly global economy. With over **7,000** manufacturing establishments and strategic advantages in **chemical and machinery** manufacturing and **petroleum refining**, accounting for over 44 percent of the nation's overall petrochemicals manufacturing capacity, the Houston region offers unparalleled energy expertise and a talented workforce with transferable skills.

Houston is a manufacturing and logistics powerhouse with an eye focused on the future, offering unparalleled energy expertise and a talented workforce.

According to BDO's 2024 Manufacturing CFO Outlook Survey, **89 percent** of manufacturing CFOs plan to expand their U.S. operations this year, providing many opportunities for Houston as the **No. 2 U.S. metropolitan area** for manufacturing GDP and the No. 3 global competitive city in machinery and equipment.

Earlier this month, two Dallas-area companies, Eagle Materials Inc. and Heidelberg Materials North America, announced their plans to open a joint cement facility in Houston. Once fully operational, the Texas Lehigh Cement Company facility will have a manufacturing capacity of **500,000 tons** per year.

EXPLORE ARTICLE



Chevron buys 77 acres in Cypress for possible research and development campus

MARISSA LUCK, SEPTEMBER 6, 2023 (HOUSTON CHRONICLE)

Chevron has acquired more than 77 acres north of Houston for a possible research and development campus in the Cypress community of Bridgeland, further bolstering the energy giant's focus on Texas.

The San Ramon, Calif.-based oil giant is eyeing the possible new campus on **77.6 acres of undeveloped land** it bought from real estate developer Howard Hughes within the 11,500-acre master-planned community about **33 miles northwest** of downtown Houston. The land was purchased for an undisclosed price in two transactions, in December 2022 and last month, according to Harris County deed records.

"Chevron seeks to grow our current Upstream research and development (R&D) capabilities and co-locate our highly skilled scientific and engineering personnel in one location to meet our long-term business objectives." — Chevron spokesperson

"Chevron is attracted to the opportunities Bridgeland has to offer and views this acquisition as a **strong addition** to our **asset portfolio**," said Daniel Abate, head of corporate real estate for Chevron, in a statement. "We take pride in contributing to the communities where we live and work and are excited about the potential of establishing a **research and development campus** in Bridgeland to advance our work toward achieving a **lower carbon energy future**."

Chevron has not made a final decision about whether it would move forward with a research and development campus in Cypress. The facility would provide **office and lab research space** "to enable new capabilities and provide flexibility for future activities," a Chevron spokesperson said.

"Chevron seeks to grow our current **Upstream research and development (R&D)** capabilities and co-locate our highly skilled scientific and engineering personnel in one location to meet our long-term business objectives," the spokesperson said in a statement.

EXPLORE ARTICLE



HOUSTON METRO AREA

7-ELEVEN CYPRESS, TX

Gill Aviation DAVID WAYNE HOOKS MEMORIAL AIRPORT

- ✓ 272 Flights/Day
- ✓ It is the Busiest General Aviation Airport in Texas

Hewlett Packard Enterprise

- ✓ 59,400 Employees
- ✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

HOUSTON AIRPORTS GEORGE BUSH INTERCONTINENTAL AIRPORT

- ✓ 40 Million Annual Passengers
- ✓ Hub for United Airlines & Atlas Air

MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL

- ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- ✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

Baker Hughes

- ✓ 54,000 Employees
- ✓ One of the World's Largest Oil Field Services Companies

7-ELEVEN SUBJECT PROPERTY
14702 TELGE RD.

TOYOTA CENTER

- ✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
- ✓ 18,300 Seating Capacity

MINUTE MAID PARK STADIUM

- ✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- ✓ 41,168 Seating Capacity

Enterprise Products Partners L.P.

- ✓ 7,000 Employees
- ✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

PLAINS

- ✓ It Owns Interests in 18,370 Miles
- ✓ Revenue \$23.290 Billion (2020)

Sysco

- ✓ World's Largest Broadline Food Distributor
- ✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

PHILLIPS 66

- ✓ 14,000 Employees
- ✓ Ranked No. 23 on the Fortune 500 List and No. 67 on the Fortune Global 500 List as of 2018

HERMANN PARK CONSERVANCY

- ✓ Over 6 Million Visitors Annually
- ✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

UNIVERSITY OF HOUSTON

- ✓ Part-Time Law Program Ranked #9 Nationally
- ✓ 45,364 Students

PORT OF HOUSTON INTERNATIONAL PORT

- ✓ 182 Billion Tons of Cargo Annually
- ✓ Shipping Activity Accounts for \$159 Billion in Trade

RICE UNIVERSITY

- ✓ School of Architecture Ranked #2 in the Nation
- ✓ 6,740 Students

HOUSTON AIRPORTS WILLIAM P. HOBBY AIRPORT

- ✓ 14 Million Annual Passengers
- ✓ 93% of Annual Flights are on Southwest Airlines

nrg park

- ✓ Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- ✓ 72,220 Seating Capacity

NASA JOHNSON SPACE CENTER

- ✓ Hub of Human Space Flight for More than Half a Century
- ✓ 1 Million Visitors Annually

TMC TEXAS MEDICAL CENTER

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually

MOODY GARDENS

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination

14 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231
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TEXAS DISCLAIMER

7-ELEVEN CYPRESS, 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.