



# 7-Eleven

**\$7,379,000 | 5.15% CAP**

4601 Williams Dr., Georgetown, TX 78633

- ✓ **15-Year Corporate NNN Lease** (14yrs Remaining) with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Excellent Signalized, Hard Corner Location** at the Intersection of William Dr (23K VPD) and Wildwood Dr.
- ✓ **Subject Property is Located Directly Across from Cedar Place West**, a 19 Acre Retail Center that is Shadow Anchored by an H-E-B Plus!.
- ✓ **Large Format 7-Eleven** - New Store Features 14 Parking Spaces and 8 MPDs.
- ✓ **7-Eleven is the Largest Chain** in the Convenience-Retailing Industry

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 GEORGETOWN, TX

Subject Property



## CONTACT FOR DETAILS

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# \$7,379,000

## 5.15% CAP

### NOI

\$380,000

### Building Area

±4,190 SF

### Land Area

±1.49 AC

### Year Built

2023

### Lease Type

Abs. NNN

### Occupancy

100%

- ✓ **Rent Commencement:** November 2023
- ✓ **Brand New 15-Year Corporate NNN** Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Excellent Signalized, Hard Corner Location** at the intersection of William Dr (23,900 VPD) and Wildwood Dr.
- ✓ **Subject Property is Located Directly Across from Cedar Place West**, a 19-acre retail center that is shadow anchored by a recently renovated H-E-B Plus!. The H-E-B Plus! was expanded from 96,000 SF to 146,000 SF to accommodate the growing population of Georgetown, showing a strong and consistent consumer base.
- ✓ **Large Format 7-Eleven** - On a 1.49 AC Parcel, Subject Property features 14 Parking Spaces and 8 Gasoline MPDs.
- ✓ **Georgetown is a Located Along I-35 (the Major Corridor Between Dallas and San Antonio) Near Austin, TX** and is growing at a rapid pace. GAF Energy has recently announced a second U.S. Solar Manufacturing Facility in Georgetown. The 450,000 sq ft facility will be the largest facility of its kind in the world and will be utilized to produce the first nailable solar shingle. The location will open in the summer of 2023 and is expected to employ over 265 people.
- ✓ **7-Eleven is the Largest Chain in the Convenience-Retailing Industry** with over 83,000 stores world-wide. They won several awards in 2022, including being named the #1 C-Store Chain by Convenience Store News.

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 GEORGETOWN, TX

# 7-Eleven

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

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 **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.



## IN THE NEWS

7-ELEVEN GEORGETOWN, TX

# 7-Eleven Acquires 204 Stores From Sunoco in \$1 Billion Deal

LAYTEN PRAYTOR, JANUARY 12, 2024 (DMAGAZINE)

**Susser Banc Holdings raises more than \$40 million in capital, Tom and Karen Falk gift \$5 million to the United Way of Metropolitan Dallas, and more.**

Sunoco, one of the largest fuel distribution companies in the U.S., has entered into a definitive agreement for the sale of **204 convenience** stores to 7-Eleven for **around \$1 billion**. Specifically, 7-Eleven will acquire Stripes convenience stores and Laredo Taco Company restaurants. As a result, 7-Eleven is now the **sole owner and operator** of all Stripes and Laredo Taco Co. stores.

**In total, these latest stores will be added to the more than 13,000 7-Eleven, Speedway, and Stripes locations that 7-Eleven already operates, franchises, and licenses between the U.S. and Canada.**

“Stripes and Laredo Taco Company have been a great addition to our family of brands since they initially joined us back in 2018,” Joe DePinto, CEO of 7-Eleven said in a statement. “We’re excited to welcome the **remaining Stripes stores** and Laredo Taco Company Restaurants to the family, and we look forward to serving even more customers across West Texas, New Mexico and Oklahoma.”

**In 2018**, 7-Eleven purchased its first crop of Stripes and Laredo Taco Co. stores from Sunoco. That **\$3.3 billion** purchase saw Sunoco offload 1,030 convenience stores across 17 states to 7-Eleven. **In 2018, Sunoco** cited the reasoning for the sale was that it wanted to focus more on **growing** its gasoline business. The **204 stores** being sold by Sunoco to 7-Eleven reside in the southwest region of the United States, including West Texas, New Mexico, and Oklahoma

EXPLORE ARTICLE



# 7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

**EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.**

**Nearly 100 years** after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, **driven by its ability** to tap into the wants and needs of the **ever-changing consumer**.

**Speaking at NRF 2024: Retail's Big Show on Jan. 14, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the retailer's ability to leverage customer data to create a better shopper experience and transform the company. Key to this is ICE: Immediate Consumption Ecosystem.**

The Irving, Texas-based retail chain has a network of **13,000-plus convenience stores** across multiple banners in North America and serves more than **12 million customers daily**, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven.

As Jarratt explained, ICE is composed of three elements:

- 1.Data insights and measurement tools
- 2.Awareness, trial and conversion
- 3.Inspiration, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of **three tools**: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than **250,000 loyalty members** through which the retailer conducts quantitative and qualitative research at scale and efficiently

EXPLORE ARTICLE

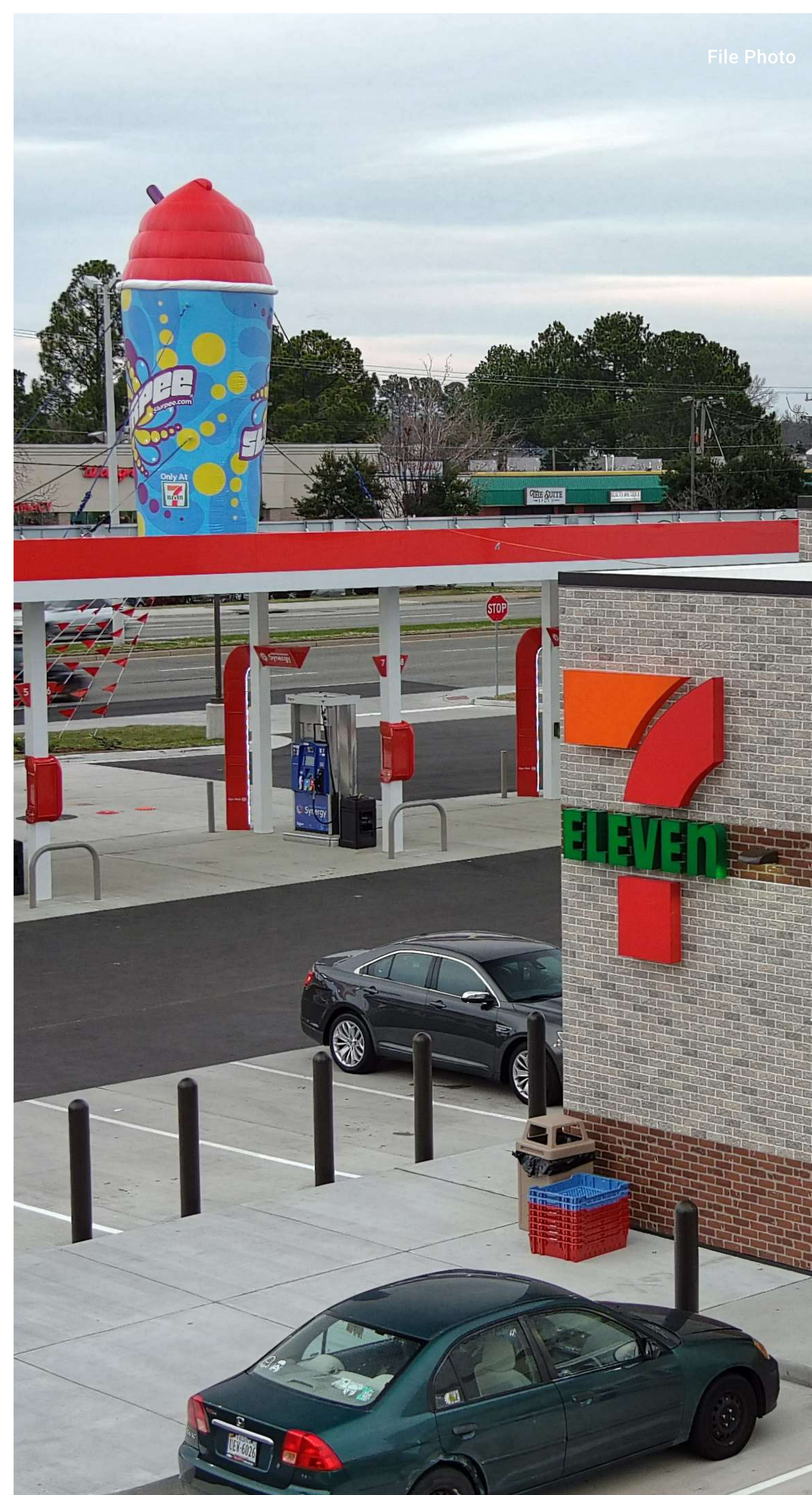


# LEASE OVERVIEW

7-ELEVEN GEORGETOWN, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Renewal Options
Rent Commencement	November 16, 2023
Lease Expiration	November 30, 2038
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$380,000.00
Annual Rent YRS 6-10	\$408,500.00
Annual Rent YRS 11-15	\$439,138.00
Option 1	\$472,073.00
Option 2	\$507,478.00
Option 3	\$545,539.00
Option 4	\$586,564.00

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.



# POTENTIAL BONUS DEPRECIATION

7-ELEVEN GEORGETOWN, TX

## Cost Segregation

### | Tax Saving Benefits Through Cost Segregation

A Cost Segregation Study will in many cases provide you with significant benefits by accelerating depreciation deductions in the early years of ownership. The Tax Cut and Jobs Act of 2017 provided for Bonus Depreciation to be applied to any acquired property for assets that had a tax recovery period of 20 years or less. The rate of Bonus Depreciation was at 100% until the end of 2022 and has been reduced to 80% for 2023 and will

continue to reduce by 20% each year. A convenience store that recognizes more than 50% of its gross receipts from petroleum sales is assigned a tax recovery period of 15-years, making it eligible for bonus depreciation treatment. Due to certain state depreciation rules, a Cost Segregation Study should still be considered to identify 5-year property as well. If the convenience store does not meet the revenue test for petroleum sales, the

starting point for the recovery period is 39-years. The Cost Segregation study will identify 5 and 15-year property that will support taking accelerated depreciation deductions, including Bonus Depreciation. It should be noted that any unused Bonus Depreciation deductions can be carried forward to future tax years. The benefits related to either scenario are illustrated below:



### | Benefits

Greater than 50% Petro

Less than 50% Petro

Purchase Price	\$6M	\$7M	\$8M	\$9M	\$10M
Year One Additional Deduction	\$3.9M	\$4.6M	\$5.2M	\$5.9M	\$6.5M
<b>Year One Tax Savings</b>	<b>\$1.5M</b>	<b>\$1.8M</b>	<b>\$2.0M</b>	<b>\$2.3M</b>	<b>\$2.5M</b>
5 Year PV	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
Year One Additional Deduction	\$2.0M	\$2.2M	\$2.6M	\$2.9M	\$3.2M
<b>Year One Tax Savings</b>	<b>\$771K</b>	<b>\$900K</b>	<b>\$1.0M</b>	<b>\$1.2M</b>	<b>\$1.3M</b>
5 Year PV	\$790K	\$922K	\$1.1M	\$1.2M	\$1.3M

Illustration assumes 20% of purchase allocated to land, 40% blended tax rate. Estimates of benefit provided by Source Advisors [www.sourceadvisors.com](http://www.sourceadvisors.com) and are for illustrative purposes. Contact your CPA or tax advisor for usability of deductions.

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KAIA POINTE APARTMENTS (102 UNITS)

WILLIAMS DRIVE  
±23,900 VPD

VILLAGE ELEMENTARY SCHOOL (479 STUDENTS)

MCCOY ELEMENTARY SCHOOL (527 STUDENTS)

**7-ELEVEN**  
**SUBJECT PROPERTY**  
NEC WILLIAMS DR. & WILDWOOD DR.

FORD ELEMENTARY SCHOOL (512 STUDENTS)

WILDWOOD DRIVE



130 TEXAS

NORTH FORK SAN GABRIEL RIVER



GEORGETOWN MUNICIPAL AIRPORT

INTERSTATE 35 TEXAS

±12,168 VPD

BENOLD MIDDLE SCHOOL (723 STUDENTS)  
FROST ELEMENTARY SCHOOL (314 STUDENTS)



158 TEXAS



GEORGETOWN HIGH SCHOOL (1,956 STUDENTS)

CHARLES A FORBES MIDDLE SCHOOL (643 STUDENTS)  
PAT COOPER ELEMENTARY SCHOOL (546 STUDENTS)

DOLLAR GENERAL



SOUTHWESTERN UNIVERSITY

±30,897 VPD

29 TEXAS



PURL ELEMENTARY SCHOOL (587 STUDENTS)






# SITE OVERVIEW

7-ELEVEN GEORGETOWN, TX

 Year Built | 2023

 Building Area | ±4,190 SF

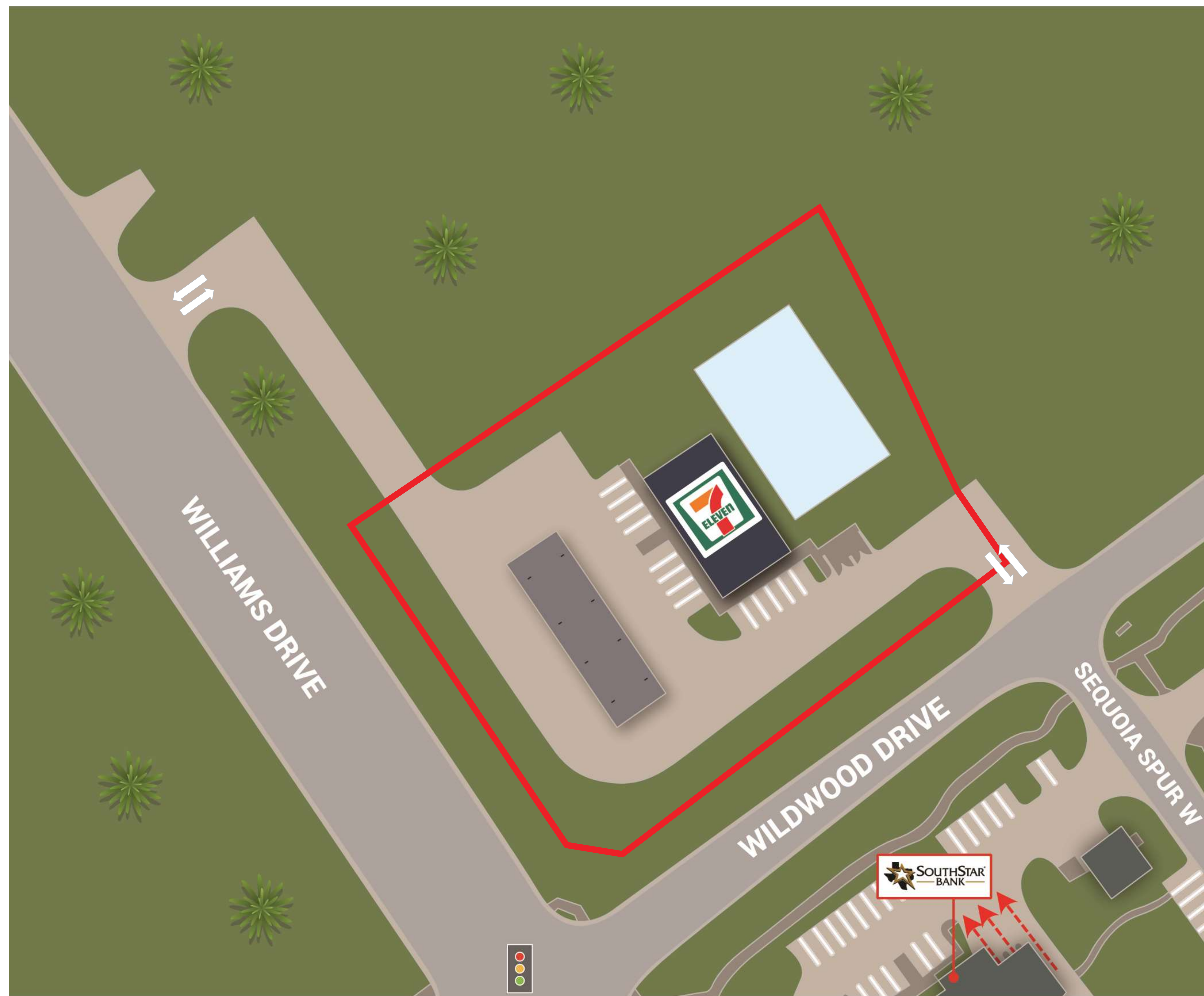
 Land Area | ±1.49 AC

 Pumps | 8

 Fueling Positions | 16

## NEIGHBORING RETAILERS

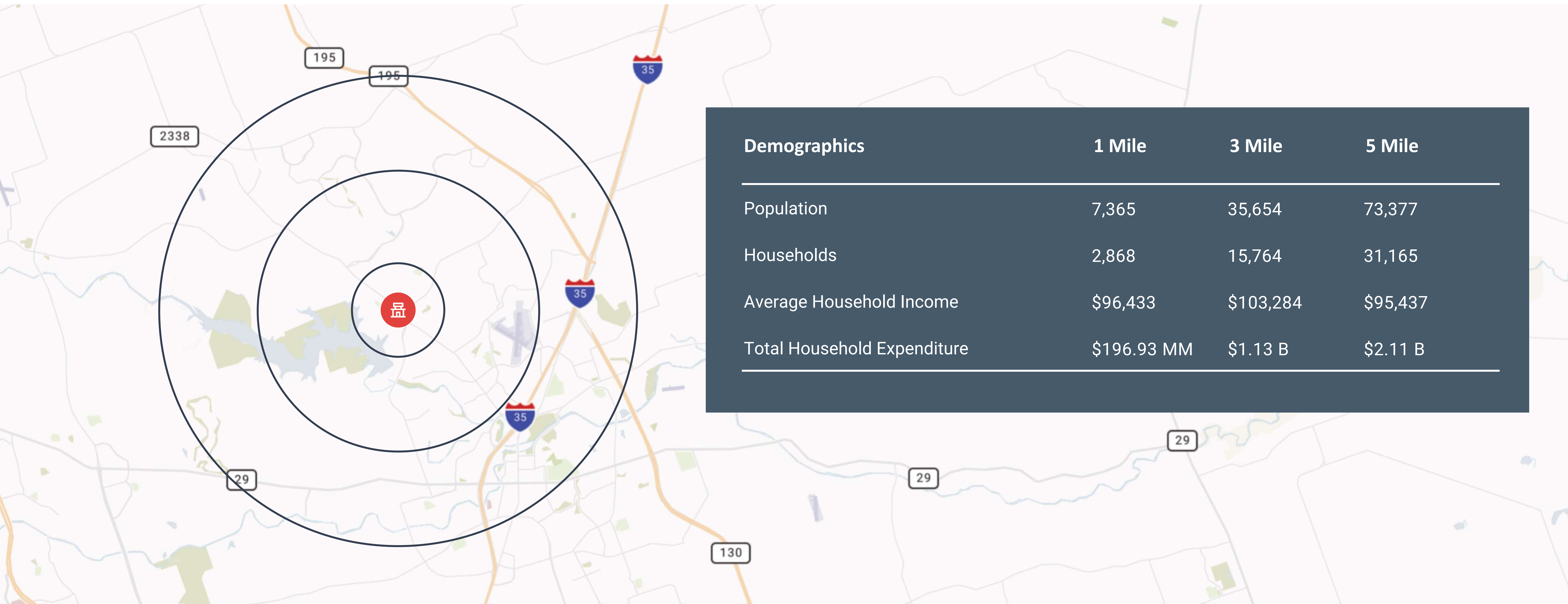
- Walmart Supercenter
- The Home Depot
- T.J. Maxx
- Best Buy
- Kohl's
- Tuesday Morning
- Target
- Anytime Fitness
- PetSmart
- Aaron's



Subject Property

# LOCATION OVERVIEW

## 7-ELEVEN GEORGETOWN, TX




### ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Georgetown ISD (1,919)
2. Williamson County Government (1,825)
3. City of Georgetown (954)
4. Airborn, Inc. (508)
5. Southwestern University (451)
6. St. David's Hospital (433)
7. Wesleyan Homes (332)
8. Caring Home Health (256)
9. Rock Springs Hospital (228)
10. Chatsworth Products George (214)

# LOCATION OVERVIEW

7-ELEVEN GEORGETOWN, TX

## Georgetown Texas

 75,420  
Population

 \$77,188  
Median Household Income



In 2018, Southern Living magazine named Georgetown the "Best City to Live in the South"

**#1 BEST CITY**

Georgetown has an Annual Growth Rate of 10.5%

**10.5 %**

**Georgetown was founded in 1848 with a strong agricultural base, in the heart of Williamson County, 26 miles north of Austin.**

Georgetown serves as the county seat of Williamson County.

**Georgetown is located on Interstate 35, the major corridor between Dallas and San Antonio, at the intersection of State Highway 130.**

Georgetown's economic development initiatives to diversify the tax base, expand retail and create jobs have been balanced with a focus on maintaining the community's unique character and quality of life.

The downtown commercial district, known as "The Most Beautiful Square in Texas," continues to expand its arts, culture, dining, and entertainment venues. Award-winning parks, extensive river trail systems along the North and South San Gabriel Rivers, and scenic Lake Georgetown combined with the low crime rate make Georgetown an attractive place to live and work. In 2018, Southern Living magazine named Georgetown the "Best City to Live in the South". Georgetown is also home to Southwestern University, which continues to receive national recognition as a liberal arts institution. The University has been named to Kiplinger's list of the 100 best values in liberal arts colleges and has been noted as one of 'America's Best Value Colleges' by the Princeton Review. With an average enrollment of 1500 students and 442 employees, the University provides substantial economic and cultural contributions to Georgetown.

## IN THE NEWS

7-ELEVEN GEORGETOWN, TX

### New population estimates show Georgetown, Kyle are fastest-growing cities in the country

CHRISTOPHER ADAMS, JULY 2, 2024 (KXAN)

Suburbs across Texas remain the fastest-growing parts of the state, according to new population estimates released by the U.S. Census Bureau Thursday.

The estimates show Georgetown and Kyle are the two **fastest-growing cities in the country** with populations greater than 50,000. Georgetown grew at a rate of 10.6% between July 2022 and July 2023. It's the **third year in a row** that Georgetown has grown faster than any other city in the country.

Kyle grew at a rate of 9.1%, while Leander ranks fourth nationwide, with a growth rate of 7.6%. Conroe and New Braunfels also appear in the top 10 list.

The Census Bureau previously estimated **Texas added 473,453 new residents** between July 2022 and July 2023, more than any other state. Texas is now home to an estimated 30,503,301 people, making it the second-most populous state in the country, behind California.

Where did population change happen quickest?

While Georgetown, Kyle and Leander were the fastest-growing cities with **more than 50,000 people**, many smaller cities grew at an even faster pace.

The small community of Weston, in northwest Collin County, **more than doubled in size** between July 2022 and July 2023, from 368 residents to 816.

Magnolia, northwest of Houston, grew at a rate of 58.8%, while Kemah, located between Houston and Galveston, saw a population increase of 42.8%.

EXPLORE ARTICLE



### You want it, you got it: Another H-E-B coming to Georgetown to anchor future retail center

APRIL 5, 2024 (AUSTIN AMERICAN-STATESMAN)

H-E-B, the grocery powerhouse in Central Texas, keeps expanding as the Austin region booms.

Next up: **A new H-E-B** will anchor the Parmer Ranch Marketplace, a shopping center that is due to break ground in the next 60 days, said Milo Burdette, a partner and vice president of development with Barshop & Oles.

Barshop & Oles is developing the shopping center, which will be built on **31 acres** at the northeast corner of Ronald Reagan Boulevard and FM 2338 (Williams Drive) in Georgetown.

Construction on the H-E-B is expected to start in September or October, Burdette said. The store's targeted opening date is late summer of 2025, he said.

Three years ago, Barshop & Oles built a location for H-E-B at Ronald Reagan Boulevard and Texas 29 in the Bar W Marketplace in Leander. H-E-B's Bar W location is 10 miles south of the new store planned for Georgetown, Burdette said.

The Leander store **"is doing wonderfully,"** Burdette said. So in looking ahead for a future site, the next major intersection was Ronald Reagan and FM 2338, he said.

"There's so much growth up there," Burdette said. "We knew there was **demand for grocery and other retail**, and we found the next best site."

The Georgetown area is home to two other H-E-B stores, one of which opened in summer 2023 at Wolf Lakes Village. The other is at 4500 Williams Drive.

EXPLORE ARTICLE



# METRO AREA

## 7-ELEVEN GEORGETOWN, TX



**SUBJECT PROPERTY**  
NEC WILLIAMS DR. & WILDWOOD DR.

**GEORGETOWN MUNICIPAL AIRPORT**

- ✓ 267 Flights/Day
- ✓ Covers an area of 640 Acres

**SAMSUNG**

- ✓ Expected to create around 2,000 Jobs
- ✓ Samsung's largest-ever investment in Taylor in the U.S.

**DELL - CORPORATE CAMPUS**

- ✓ Employs more than 11,100 people in the U.S
- ✓ In 2015, it was the third largest PC Vendor in the World

**Apple Inc.**

- ✓ \$1B 133-acre HQ
- ✓ Employing over 5,000 workers

**IBM**

- ✓ 282,100 Employees
- ✓ One of 30 Companies Included in the Dow Jones Industrial Average and One of the World's Largest Employers

**StDavid's MEDICAL CENTER**

- ✓ 426 Beds
- ✓ Named Among the Nation's 100 Top Hospitals® by Truven Health Analytics (Formerly Thomson Reuters)

**WHOLE FOODS MARKET HEADQUARTERS**

- ✓ A USDA Certified Organic grocer in the U.S.
- ✓ 500 Locations in North America and the United Kingdom

**TEXAS CAPITOL HISTORICAL LANDMARK**

- ✓ Ranked 92nd in the 2007 "America's Favorite Architecture"
- ✓ 6th Largest State Capitol

**THE DOMAIN**

- ✓ 303 acres
- ✓ High density office, retail, and residential center including 130+ retailers

**DARRELL K ROYAL TEXAS MEMORIAL STADIUM**

- ✓ 100,119 Seating Capacity
- ✓ \$42.4 Million University of Texas Football Ticket Revenue

**SXSW SXSW CONFERENCE & FESTIVAL**

- ✓ \$350.6 Million in Annual Revenue for the city of Austin
- ✓ 417,400 Attendees Annually

**ZILKER METROPOLITAN PARK TRAIL OF LIGHTS**

- ✓ Austin City Limits Music Festival \$264.6 Million in Economic Impact
- ✓ 450,000 Attendees Annually

**TESLA**

- ✓ 2,100 acre manufacturing facility
- ✓ Expected to bring more than 5000 jobs

**TEXAS The University of Texas at Austin**

- ✓ 50,950 Students
- ✓ Ranked #8 Best Colleges for Business in America

**ORACLE**

- ✓ 132,000 Employees
- ✓ 3rd-Largest Software Company in the World by Revenue and Market Capitalization

**Ascension Seton**

- ✓ 391 Beds
- ✓ Won the Exciting New "Zero Hero" Award for Excelling in the Battle Against Hospital-Acquired Infections

**AUSTIN-BERGSTROM INTERNATIONAL AIRPORT**

- ✓ 15.8 Million Annual Passengers
- ✓ Focus City for Southwest Airlines

**H-E-B**

- ✓ 100,000 Employees
- ✓ Ranked No. 9 on Forbes' 2020 list of "America's Largest Private Companies"

**SAN MARCOS REGIONAL AIRPORT**

- ✓ 123 Flights/Day
- ✓ Covers an area of 1,393 acres

**CIRCUIT of the AMERICAS**

- ✓ 3.426-Mile Motor Racing Track
- ✓ First in the U.S. for Formula One

**BOLD STADIUM**

- ✓ 5,000 Seating Capacity
- ✓ Austin Bold FC Second Tier Professional League Soccer Team

**AT&T**

- ✓ 203,000 Employees
- ✓ World's Largest Telecommunications Company and the Largest Provider of Mobile Telephone Services in the U.S. As of 2020, AT&T was Ranked 9th on the Fortune 500 Rankings of the Largest United States Corporations

13 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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## Los Angeles

### Office

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CALL FOR ADDITIONAL INFORMATION

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# TEXAS DISCLAIMER

7-ELEVEN GEORGETOWN, 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.