



## Corporate 7-Eleven with Laredo Taco

**\$5,447,000 | 5.15% CAP**

3221 Meridiana Pkwy., Iowa Colony, TX 77583 (Houston)

- ✓ **New 15-Year Corporate NNN Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - 1.35 Acre Parcel at the High Traffic Intersection of Hwy. 288 & Meridiana Pkwy. - Featuring 32 Parking Spaces and 6 MPDs.
- ✓ **Located on Meridiana Pkwy (12,940+ VPD), Right off TX-288/South Freeway (44,439+ VPD)**
- ✓ **20 Miles from Downtown Houston**
- ✓ **Houston is the 4th Largest City in the Country & the Largest in TX**

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 IOWA COLONY, TX

Subject Property



## CONTACT FOR DETAILS

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# \$5,447,000

## 5.15% CAP

NOI

\$280,500

Building Area

±4,650 SF

Land Area

±1.35 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** November 10, 2022
- ✓ **New 15-Year Corporate NNN Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - Sitting on a large 1.35 Acre Parcel at the High Traffic Intersection of Highway 288 & Meridiana Parkway - Featuring 32 Parking Spaces and 6 MPDs.
- ✓ **Subject Property is Located on Meridiana Pkwy (12,940+ VPD), Right off TX-288/South Freeway (44,439+ VPD).** TX-288 is a major north-south highway in Houston that connects downtown with southern suburbs and extends to the Gulf Coast. It serves as a vital commuter route, particularly for access to the Texas Medical Center and the industrial Port of Freeport.
- ✓ **20 Miles from Downtown Houston** - This site is within close proximity to William P Hobby Airport (15 Miles), NRG Stadium (16 Miles), the Houston Zoo (18 Miles), Texas Medical Center (18 Miles), and Rice University (19 Miles).
- ✓ **Located in the Houston MSA** - Houston is the 4th largest city in the country and the largest in Texas and continues to thrive. Houston has a regional GDP of \$490 Billion and is home to 23 Fortune 500 headquarters and the largest medical center in the world, Texas Medical Center.
- ✓ **7-Eleven is the World's Largest Convenience Store Chain** that operates in 20 countries and employs over 167,000 people. They have over 85,000 stores, 15,304 of which are in North America

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 IOWA COLONY, TX

## 7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE  
**\$81.3 B**

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 **15,000** 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 IOWA COLONY, 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



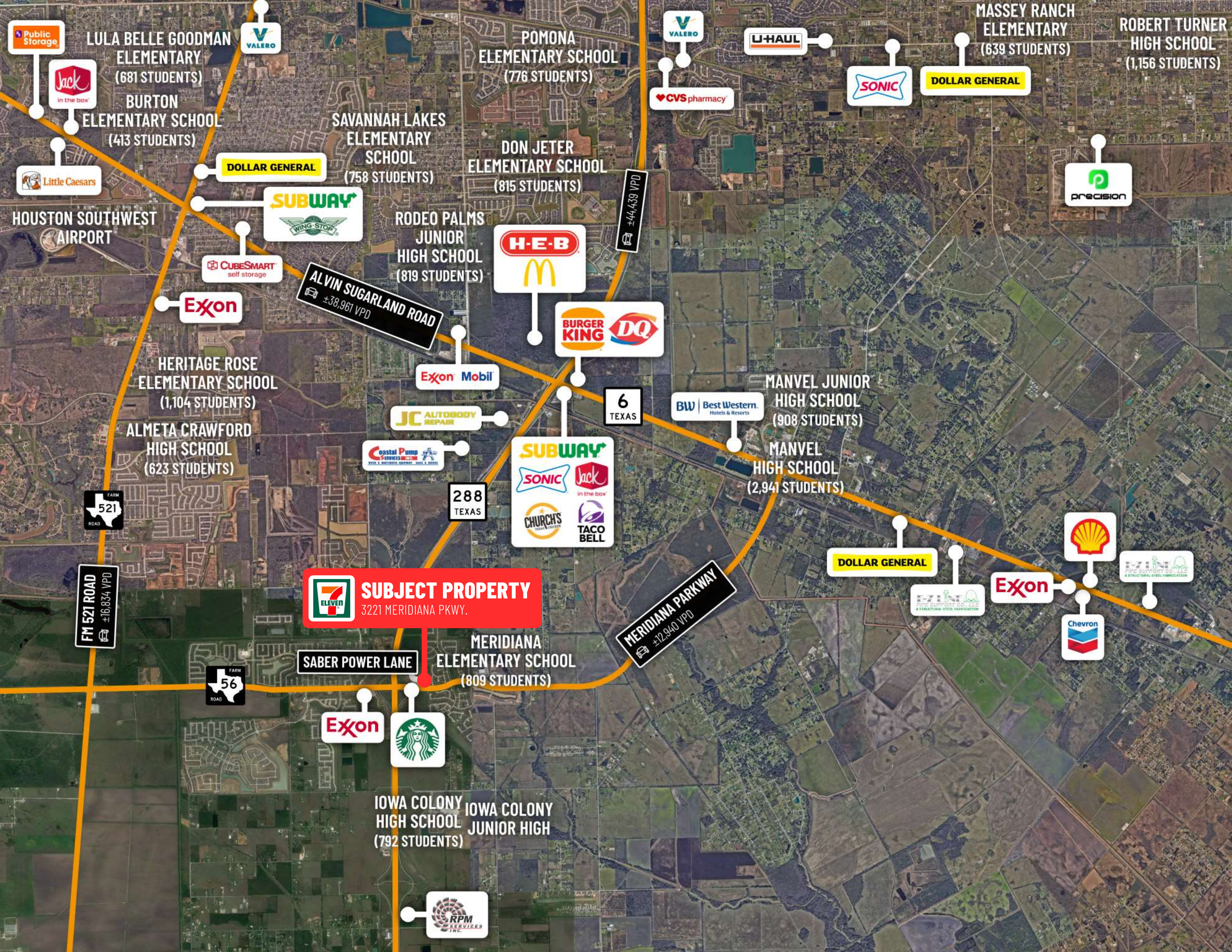
# LEASE OVERVIEW

7-ELEVEN IOWA COLONY, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Renewal Options
Rent Commencement	November 10, 2022
Lease Expiration	November 30, 2037
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$280,500.00
Annual Rent YRS 6-10	\$ 301,538.04
Annual Rent YRS 11-15	\$ 324,153.00
Option 1	\$ 348,464.04
Option 2	\$ 374,598.96
Option 3	\$ 402,693.96
Option 4	\$ 432,896.04
Option 5	\$ 465,363.00

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.





Public Storage  
Jack in the box  
VALERO

LULA BELLE GOODMAN ELEMENTARY (681 STUDENTS)

BURTON ELEMENTARY SCHOOL (413 STUDENTS)

Little Caesars

HOUSTON SOUTHWEST AIRPORT

DOLLAR GENERAL

SAVANNAH LAKES ELEMENTARY SCHOOL (758 STUDENTS)

SUBWAY  
WING STOP

CUBESMART self storage

Exxon

ALVIN SUGARLAND ROAD  
±38,961 VPD

RODEO PALMS JUNIOR HIGH SCHOOL (819 STUDENTS)

H-E-B  
McDonald's

BURGER KING  
DQ

Exxon Mobil

JC AUTOBODY REPAIR

Coastal Pump SERVICES

288 TEXAS

SUBWAY  
SONIC  
Jack in the box  
CHURCH'S  
TACO BELL

6 TEXAS

BW Best Western Hotels & Resorts

MANVEL JUNIOR HIGH SCHOOL (908 STUDENTS)

MANVEL HIGH SCHOOL (2,941 STUDENTS)

521 TEXAS

FM 521 ROAD  
±16,834 VPD

**7-ELEVEN** **SUBJECT PROPERTY**  
3221 MERIDIANA PKWY.

SABER POWER LANE

MERIDIANA ELEMENTARY SCHOOL (809 STUDENTS)

Exxon

Starbucks

IOWA COLONY HIGH SCHOOL (792 STUDENTS)  
IOWA COLONY JUNIOR HIGH

RPM SERVICES INC.

POMONA ELEMENTARY SCHOOL (776 STUDENTS)

DON JETER ELEMENTARY SCHOOL (815 STUDENTS)

±44,439 VPD

VALERO  
CVS pharmacy

U-HAUL

SONIC

DOLLAR GENERAL

MASSEY RANCH ELEMENTARY (639 STUDENTS)

ROBERT TURNER HIGH SCHOOL (1,156 STUDENTS)

precision

DOLLAR GENERAL

EZINE






Exxon

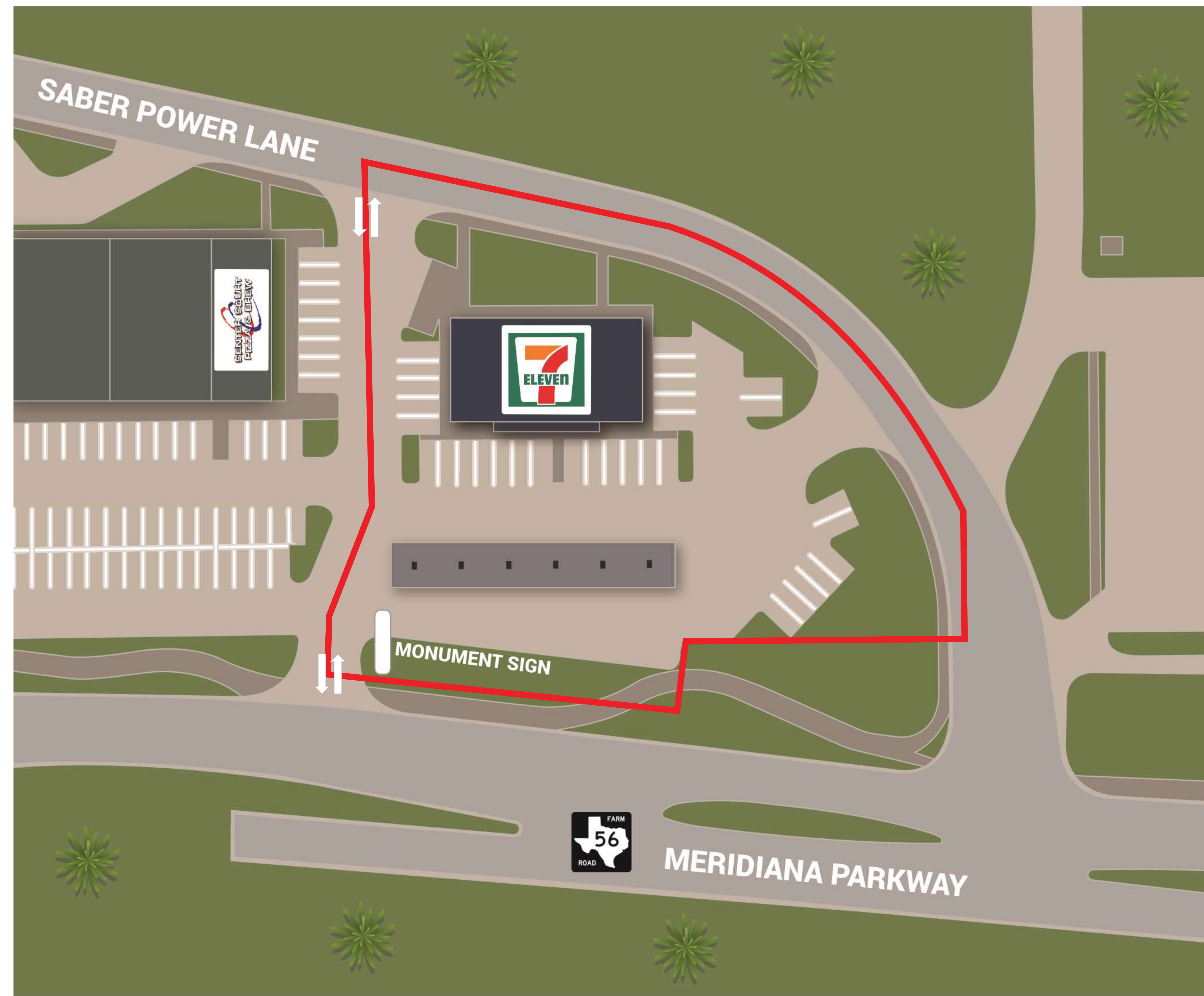
Shell  
Chevron

EZINE

# SITE OVERVIEW

7-ELEVEN IOWA COLONY, TX

	Year Built		2022
	Building Area		±4,650 SF
	Land Area		±1.35 AC
	Pumps		12
	Fueling Positions		6



## NEIGHBORING RETAILERS

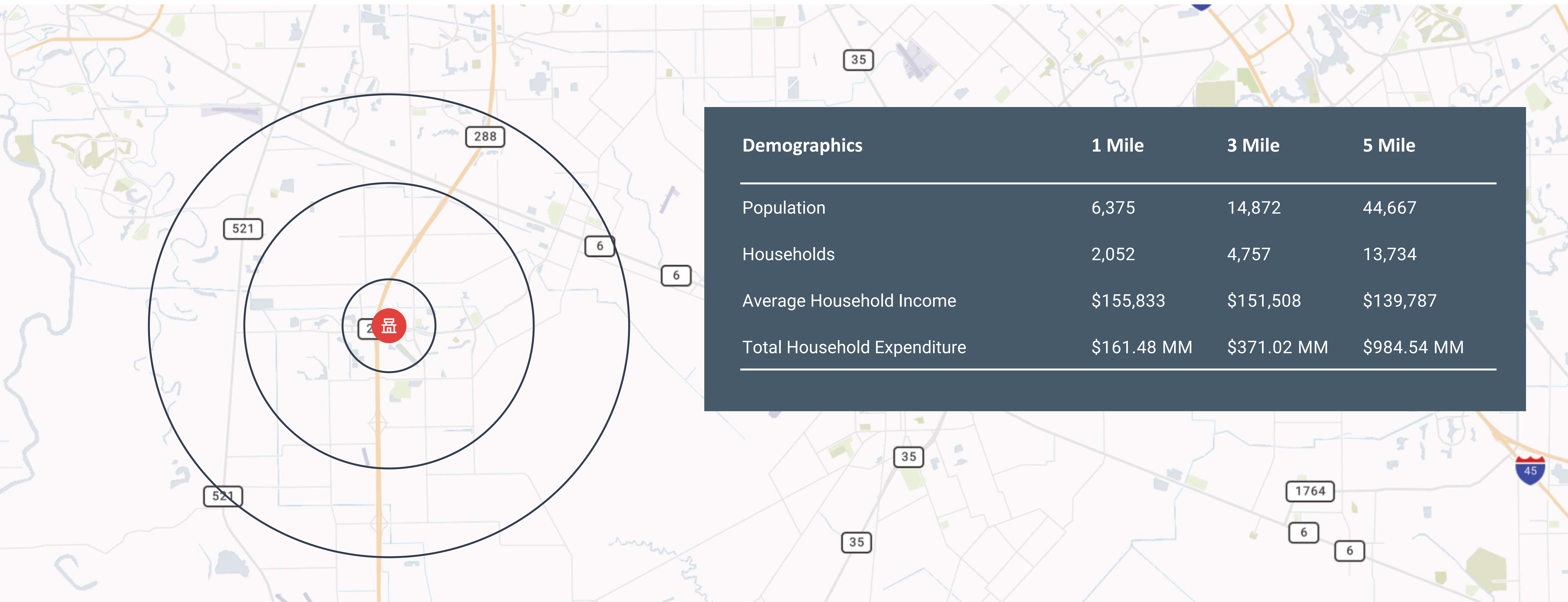
- H-E-B
- Dollar General
- Exxon
- McDonald
- Burger King
- Dairy Queen
- Taco Bell
- Chevron
- Sonic Drive-In
- Jack in the Box





# LOCATION OVERVIEW

7-ELEVEN IOWA COLONY, TX



## HARRIS COUNTY ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart (34,000)
2. HEB (32,635)
3. Memorial Hermann Health System (29,130)
4. Houston Methodist (28,304)
5. The University of Texas MD Anderson Cancer Center (22,088)
6. Amazon (20,000)
7. Kroger (15,000)
8. Texas Children's Hospital (14,378)
9. HCA Houston Healthcare (12,614)
10. United Airlines (11,834)

# LOCATION OVERVIEW

7-ELEVEN IOWA COLONY, TX

## Houston Texas

 2.3M+  
Population

 \$69,193  
Median Household Income



The Most Populous  
County in Texas

**HARRIS COUNTY**

To Major Highways (I-45,  
Hardy Toll Rd)

**CLOSE PROXIMITY**

**Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico.**

The City of Houston is the largest city in Texas with a population of 2,365,578 as of July 1, 2023. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

**Houston is 2nd to New York City in Fortune 500 headquarters.**

The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 5th largest in the United States with a population of 7.12 million as of 2023. From 2000 to 2030, the metropolitan area is projected by Woods & Poole Economics to rank 5th in the nation in population growth—adding 2.66 million people.

The area is one of the leading centers of the energy industry, particularly petroleum processing, and many companies have large operations in this region. The MSA comprises the largest petrochemical manufacturing area in the world, including for synthetic rubber, insecticides, and fertilizers. Much of metro area's success as a petrochemical complex is enabled by the Houston Ship Channel. The area is also the world's leading center for building oilfield equipment, and is a major center of biomedical research, aeronautics, and high-technology. Houston is home to several universities (including Rice University, Texas Southern University, and The University of Houston), and two of the largest systems of higher learning in the United States (The Houston and Lone Star Community College systems). The University of Houston's annual impact on the Houston-area's economy alone equates to that of a major corporation: \$1.1 billion in new funds attracted annually to the Houston area, \$3.13 billion in total economic benefit, and 24,000 local jobs generated. CNN/Money and Money Magazine have recognized 5 cities in the Greater Houston area the past 3-years as part of its 100 Best Places to Live in the United States.

## IN THE NEWS

7-ELEVEN IOWA COLONY, TX

# 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



# Partnership Economic Development Efforts Drive Business Growth in the Region

HAILEA SCHULTZ, JANUARY 05, 2024 (GREATER HOUSTON PARTNERSHIP)

Houston continued to create jobs and attract businesses from across the globe, earning a few new titles including the No. 1 Best Place for Foreign Business, the No. 9 Best City in America and the No. 22 Best City to Start a Small Business.

In the **third quarter of 2023**, the Partnership reported a total of **161 new business** announcements, with **120 companies** expanding their Houston-area operations and **41** establishing new operations.

Additionally, the Partnership supported over 200 projects with 31 businesses relocating or expanding to the Houston area in 2023.

### Cart.com

Ecommerce unicorn Cart.com announced the relocation of its **corporate headquarters** to Houston, returning home after spending some time in Austin. The startup was originally founded in Houston in **2020** and has experienced unprecedented **growth** ever since. The project has a **\$1 million capital investment** and is expected to create **50 new jobs**.

### John Cockerill

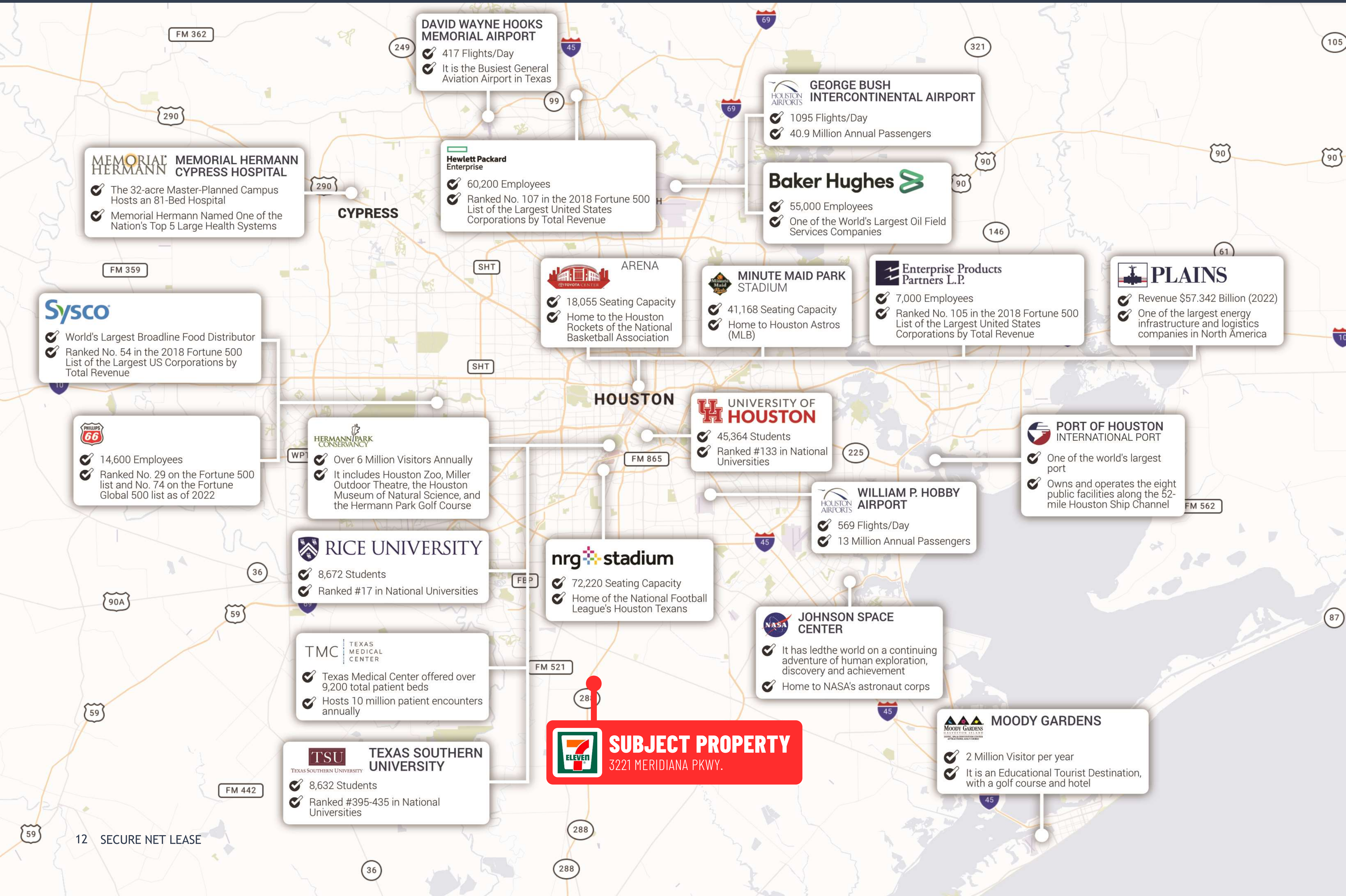
John Cockerill Hydrogen, a **world leading** electrolyzer manufacturer, announced its U.S. entry with the acquisition of manufacturing space in Baytown for a new gigafactory. The facility will create **200 new jobs**, have a capital investment of **\$145 million** and produce **1GW per year** of electrolyzers.

EXPLORE ARTICLE



# METRO AREA

## 7-ELEVEN IOWA COLONY, TX



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

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CALL FOR ADDITIONAL INFORMATION

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**Bob Moorhead**

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

# TEXAS DISCLAIMER

7-ELEVEN IOWA COLONY, 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.