



7-Eleven

\$4,869,000 | 5.00% CAP

1150 Longhorn Rd, Saginaw, TX 76179 (Fort Worth)

- ✓ **New 15-Year Corporate NNN Lease with 7.5% Rental Increases Every 5 Years**
- ✓ **Large Format 7-Eleven - Large 1.44 Acre Parcel, Located at an Irreplaceable Hard Corner, Featuring 21 Parking Spaces and 8 MPDs.**
- ✓ **Subject Property is Located on Longhorn RD & Old Decatur Rd (26,440+ VPD).**
- ✓ **6 Miles North of Downtown Fort Worth**
- ✓ **1.5 Miles North of Fort Worth Meacham International Airport**

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 SAGINAW, TX (FORT WORTH)

Subject Property



CONTACT FOR DETAILS

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Bob Moorhead

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\$4,869,000

5.00% CAP

NOI

\$243,440

Building Area

±4,088 SFT

Land Area

±1.44 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** December 2022
- ✓ **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** - Large 1.44 Acre Parcel, Located at an Irreplaceable Hard Corner, Featuring 21 Parking Spaces and 8 MPDs.
- ✓ **Subject Property is Located on Longhorn RD & Old Decatur Rd (26,440+ VPD).** This site is only 6 miles from Downtown Fort Worth, just north of Interstate 820 (112,994+ VPD), a loop around Fort Worth, that forms part of the larger Interstate 20 system. I-820 is part of the larger DFW highway network, providing key connections to major routes like I-20, I-30, and I-35W.
- ✓ **1.5 Miles North of Fort Worth Meacham International Airport** - This Airport, sitting on 900+ acres and facilitating 170,000+ flights per year, has a significant impact on the local economy, bringing in more than \$164M in economic activity and providing over 900 jobs.
- ✓ **The Site Benefits from its Close Proximity to Downtown Fort Worth** - Located only 6 miles North of Downtown Fort Worth, this site has 201,184 residents living within a 5-miles radius. Fort Worth is home to a variety of museums, theaters, music venues, and restaurants, providing residents and visitors with a wide range of activities to enjoy.
- ✓ **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 SAGINAW, TX (FORT WORTH)

7-Eleven

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

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+



7-eleven.com

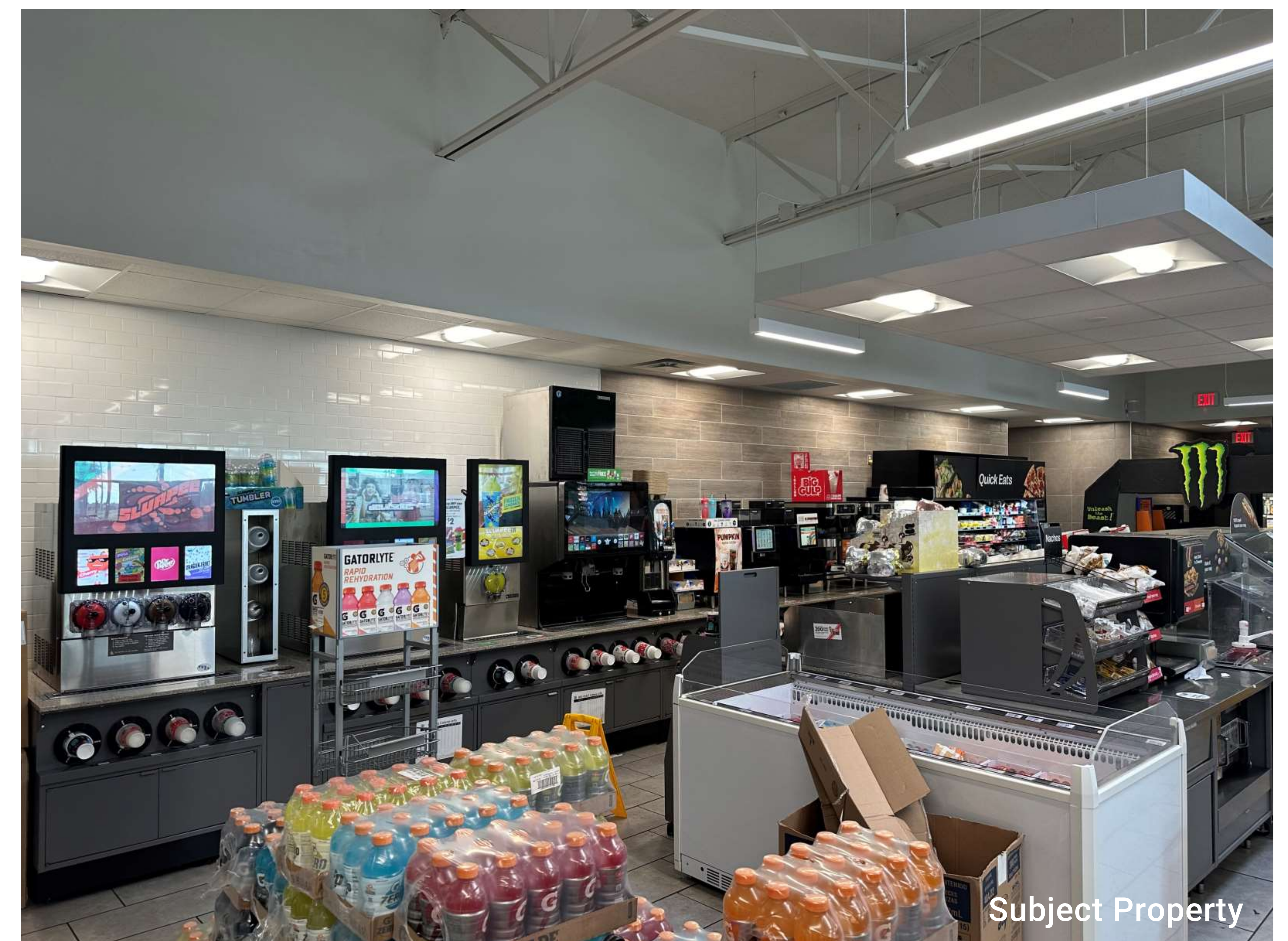
7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high-quality products at everyday fair prices, serving over 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.



Subject Property



Subject Property

IN THE NEWS

7-ELEVEN SAGINAW, TX (FORT WORTH)

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 SAGINAW, TX (FORT WORTH)

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Projected Rent Commencement	December 16, 2022
Projected Lease Expiration	December 31, 2037
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent Years 1-5	\$243,443.04
Annual Rent Years 6-10	\$267,787.32
Annual Rent Years 11-15	\$294,566.04
Option 1	\$324,022.68
Option 2	\$356,424.96
Option 3	\$392,067.48
Option 4	\$431,274.24

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.



LAKE COUNTRY
ELEMENTARY SCHOOL
(690 STUDENTS)



W.E BOSWELL
HIGH SCHOOL
(2,409 STUDENTS)



WAYSIDE
MIDDLE SCHOOL
(1,062 STUDENTS)

BRYSON
ELEMENTARY SCHOOL
(572 STUDENTS)



HIGH COUNTRY
ELEMENTARY SCHOOL
(565 STUDENTS)

HIGHLAND
MIDDLE SCHOOL
(756 STUDENTS)

SUNSET VALLEY
ELEMENTARY
SCHOOL
(642 STUDENTS)



SAGINAW
HIGH SCHOOL
(2,154 STUDENTS)



WATSON
HIGH SCHOOL
(97 STUDENTS)

WILLOW CREEK
ELEMENTARY
(603 STUDENTS)

WELDON HAFLEY
DEV CENTER
(372 STUDENTS)



L. A. GILLILLAND
ELEMENTARY
(506 STUDENTS)

DOZIER
ELEMENTARY SCHOOL
(663 STUDENTS)

CREEKVIEW
MIDDLE SCHOOL
(833 STUDENTS)

PARKVIEW
ELEMENTARY SCHOOL
(562 STUDENTS)

ED WILLKIE
MIDDLE SCHOOL
(703 STUDENTS)



REMINGTON POINT
ELEMENTARY
(560 STUDENTS)

SAGINAW STATION
APARTMENTS
(99 UNITS)



GREENFIELD
ELEMENTARY SCHOOL
(702 STUDENTS)

CHISHOLM TRAIL
HIGH SCHOOL
(2,343 STUDENTS)

RIVER TRAILS
ELEMENTARY
SCHOOL



LAKE WORTH
HIGH SCHOOL
(1,036 STUDENTS)



FORT WORTH MEACHAM
INTERNATIONAL AIRPORT



DIAMOND HILL-J
ARVIS HIGH SCHOOL
(1,048 STUDENTS)

W.A. MEACHAM
MIDDLE SCHOOL
(697 STUDENTS)



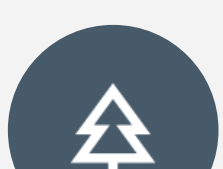


MILTON L. KIRKPATRICK
ELEMENTARY SCHOOL
(304 STUDENTS)

KIRKPATRICK
MIDDLE SCHOOL
(485 STUDENTS)



SITE OVERVIEW

7-ELEVEN SAGINAW, TX (FORT WORTH)

	Year Built		2022
	Building Area		±4,088 SFT
	Land Area		±1.44 AC
	Pumps		16
	Fueling Positions		8



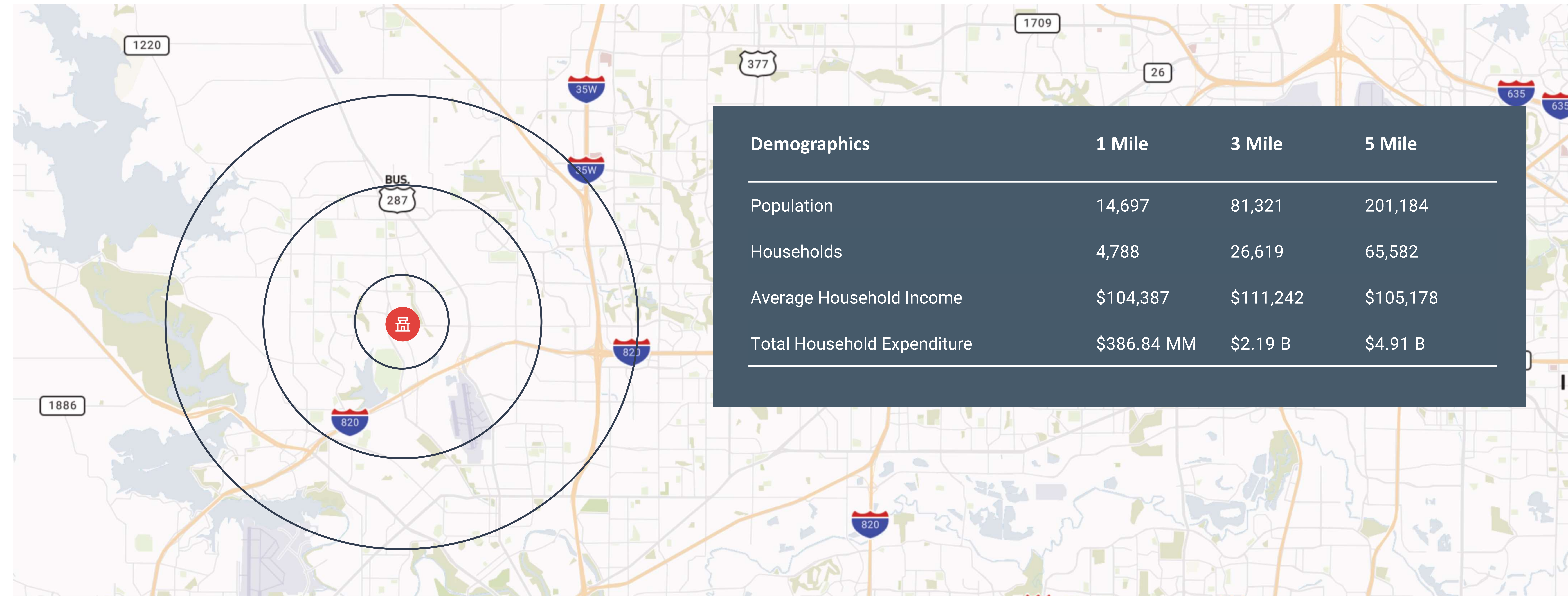
NEIGHBORING RETAILERS

- Walmart Supercenter
- Target
- Kroger
- Lowe's
- Best Buy
- Kohl's
- Albertsons
- Burlington
- The Home Depot
- Hobby Lobby
- Big Lots



LOCATION OVERVIEW

7-ELEVEN SAGINAW, TX (FORT WORTH)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. AMR Corp. /American Airlines (41,000)
2. Lockheed Martin Tactical Aircraft Systems (23,000)
3. Fort Worth Independent School District (11,000)
4. City of Fort Worth (8,000)
5. Network/John Peter Smith Hospital (7,000)
6. NAS Fort Worth Joint Reserve Base (5,000)
7. Alcon Laboratories Inc. (5,000)
8. Tarrant County College (5,000)
9. Bell Helicopter-Textron, Inc. (4,000)
10. Burlington Northern Santa Fe, LLC (2,000)

LOCATION OVERVIEW

7-ELEVEN SAGINAW, TX (FORT WORTH)

Fort Worth

Texas

 908,469
Population

 \$67,927
Median Household Income



Largest Metro in
the US

#4

Best Place to Live
in Texas

#2

Fort Worth, Texas, is a vibrant city that seamlessly blends its rich Western heritage with modern urban living.

Known as the Fort Worth offers a unique Texan experience characterized by its historic Stockyards District, where cattle drives, rodeos, and Western authenticity come to life.

"City of Cowboys and Culture"

The city's downtown area boasts a dynamic arts and culinary scene, with an array of galleries, museums, theaters, and restaurants that cater to a diverse range of tastes. From the world-renowned Kimbell Art Museum to the Fort Worth Stock

Show & Rodeo, the city provides a fascinating juxtaposition of tradition and innovation. Its warm Southern hospitality, combined with a growing economy and a strong sense of community, makes Fort Worth a captivating destination for residents and visitors alike. The economy of Fort Worth, Texas, is a dynamic and diverse engine of growth that reflects the city's resilience and adaptability. With a strong foundation in industries such as manufacturing, energy, healthcare, and aviation. Fort Worth has established itself as a key player in the Texas economy. The city's strategic location as a transportation hub, along with its pro-business environment, has attracted a wide range of companies, from Fortune 500 corporations to innovative startups. The presence of major defense contractors, like Lockheed Martin, has solidified Fort Worth's position as a significant aerospace and defense center. Additionally, the city's commitment to fostering innovation and entrepreneurship is evident in the growth of tech-focused initiatives and educational institutions. As Fort Worth continues to balance its traditional economic roots with forward-looking opportunities, it remains a hub of economic activity and potential.

IN THE NEWS

7-ELEVEN SAGINAW, TX (FORT WORTH)

Fort Worth Ranked as the Fastest-Growing City in America

SETH MOREHEAD, JUNE 2, 2023 (THE TEXAN)

Fort Worth continues its march toward one million residents by leading the entire U.S. in raw population growth.

Over the last year, Fort Worth saw a **population increase of 19,170 people**, bringing the total population to **956,709**, according to a United States Census Bureau report. This equates to approximately **53 people** per day.

According to U.S. Census Bureau forecasted projections, Fort Worth is due to have over a million residents by 2030 and will probably surpass Dallas in population by 2045. The Dallas-Fort Worth (DFW) metropolitan area will become the third-largest metropolitan area in the United States sometime in the 2030s. Fort Worth is a relatively young city compared to the DFW Metroplex as a whole, Texas, and the nation at large. Half of Fort Worth's population is under 35 and its median age is 33, compared with DFW and the state at 35 and the United States at 38.

Following Fort Worth in population increase are **Phoenix, AZ; San Antonio; Seattle, WA; and Charlotte, NC**. In total, six Texas cities were in the **top 15**: Fort Worth, San Antonio, Houston, Georgetown, Dallas, and Frisco.

While the **population increase** over the last year was the most of any city in the United States, Fort Worth is still only the **13th largest population** in the country, but is inching closer to San Jose, CA, Jacksonville, FL, and Austin, which all have around **970,000 inhabitants**.

Also of interest, several Texas cities are near the **top of the list of fastest-growing cities** list by percentage **increase**, with Georgetown, Kyle, Leander, Little Elm, Conroe, and New Braunfels all sitting in the top 15. Conroe and New Braunfels both crossed the **100,000 population** mark last year.

However, Fort Worth still lags behind other **localities in education**, falling marginally below the United States and Texas averages.

EXPLORE ARTICLE



Fort Worth chamber's new economic development plan called a 'game changer'

BOB FRANCIS AND SETH BODINE, APRIL 17, 2023 (FORT WORTH REPORT)

The Fort Worth Chamber of Commerce is putting a new face on its economic development efforts.

The **organizational** shift is among the changes being made at the **Fort Worth** chamber following the February departure of its previous president, Brandom Gengelbach. Fort Worth officials and chamber heads are hopeful that dividing into two separate organizations will enhance the city's ability to support and **attract business** in the city.

Following the lead of the state's other largest cities – Austin, Dallas, Houston, and San Antonio – the Fort Worth chamber is setting up a nonprofit, the Fort Worth Economic Development Partnership, to focus on economic development. The changes could dramatically impact how the chamber and the city – which work together on economic development deals – approach and carry out future business growth.

Many community **leaders** fear Fort Worth has fallen behind in recruiting corporate headquarters and building its jobs base. Rosa Navejar, chairwoman of the Fort Worth chamber, calls the new plan a **"game changer."**

"This **economic development** partnership is going to put us in a different light," she said.

In the past, civic leaders such as Amon G. Carter, Charles Tandy, Bob Bolen and others helped lead Fort Worth's economic development, whether formally or informally, said former Mayor Kenneth Barr. Thirty years ago, the city was filled with **home-grown Fortune 500 companies** such as RadioShack and Pier 1 and **attracted** aviation-related businesses such as Lockheed, Bell and American Airlines.

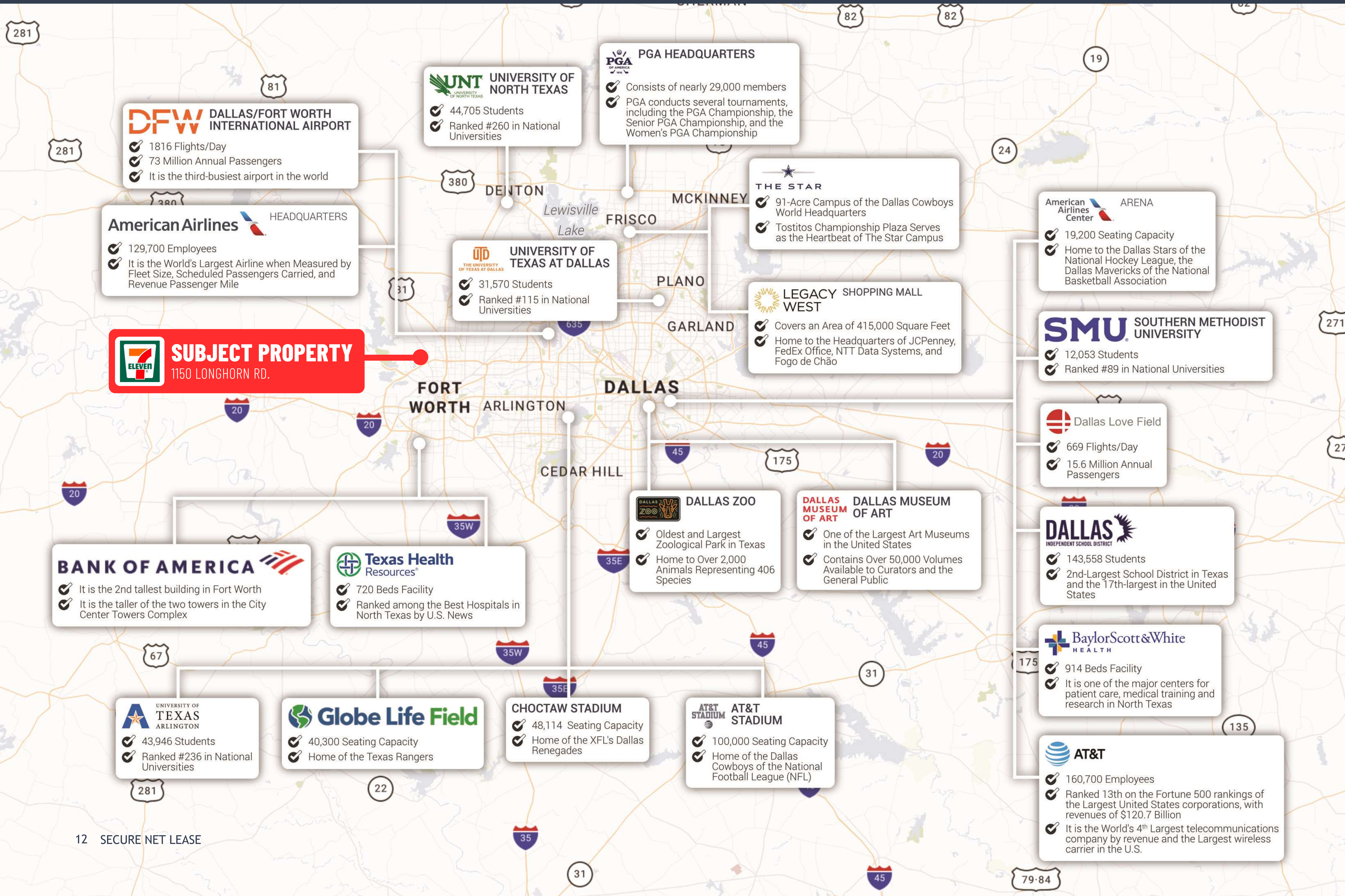
But some **business leaders** think that over time Fort Worth became too complacent with economic development.

EXPLORE ARTICLE



METRO AREA

7-ELEVEN SAGINAW, TX (FORT WORTH)



7-ELEVEN SUBJECT PROPERTY
1150 LONGHORN RD.

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

Edward Benton

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Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN SAGINAW, TX (FORT WORTH)

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.