

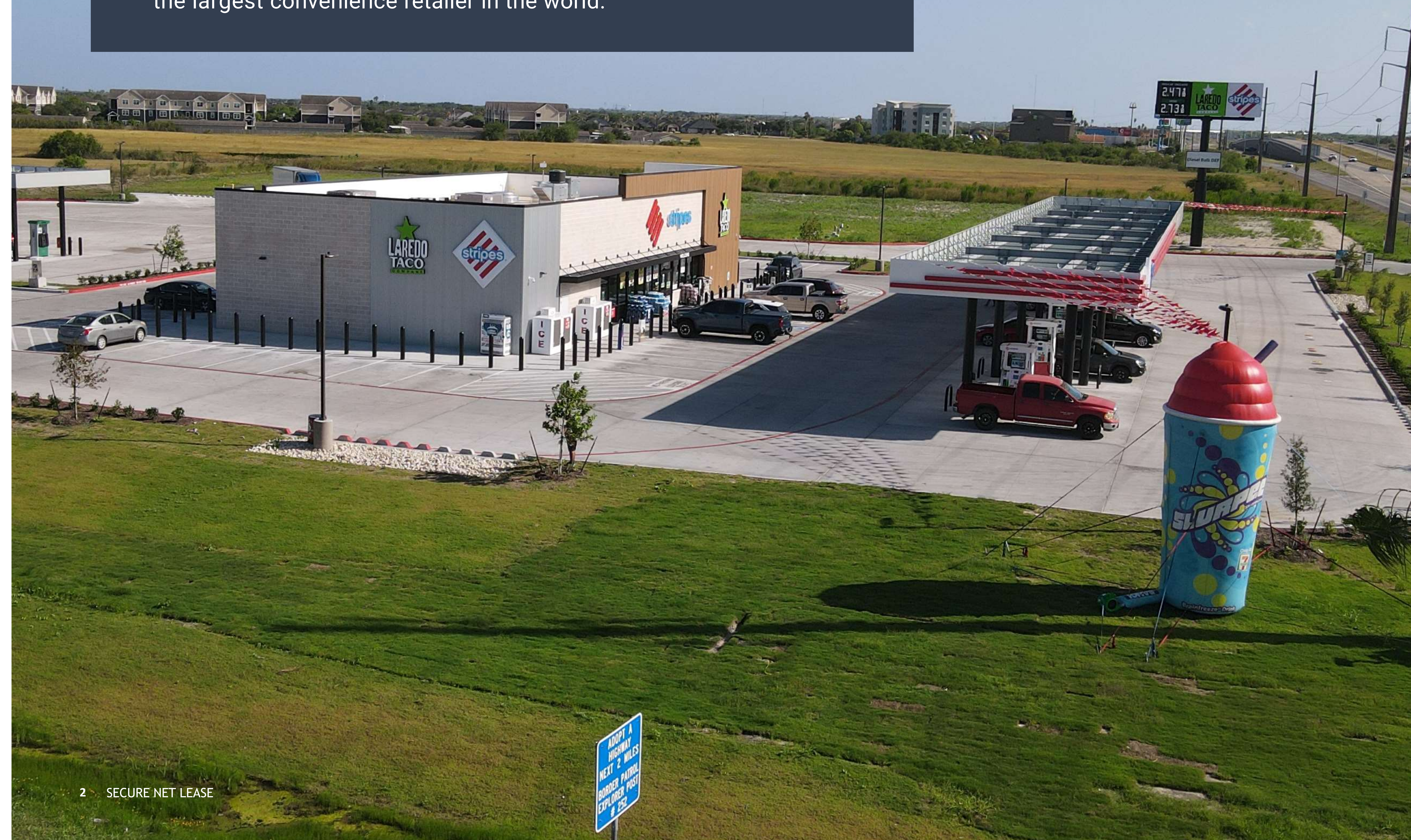
7-Eleven with Laredo Taco

\$10,668,000 | 5.15% CAP

SEC US Hwy. 77 & Carlos Truan Blvd., Kingsville , TX

- ✓ **Projected Rent Commencement:** Mid-April 2025
- ✓ **Brand New 15-Year Corporate Guaranteed NNN Lease** with 7.5% Rental Increases Every 5 Years
- ✓ **Large Format 7-Eleven** - 7.36 AC Parcel Featuring Laredo Taco, 63 Parking Spaces, 8 MPDs & a Highspeed Diesel Terminal
- ✓ **Located Right on Highway 77 and Carlos Truan Blvd** (39,000+ VPD & 5,700+ TPD)
- ✓ **Across the Highway from Naval Air Station Kingsville (NAS)** - Employing 1,475+ Personnel

7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost **85,000 stores in 20 countries**, including more than **15,000 locations in North America**, making it the largest convenience retailer in the world.



INVESTMENT OVERVIEW

7-ELEVEN KINGSVILLE, TX



Subject Property

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$10,668,000

5.15% CAP

NOI

\$549,389

Building Area

±4,850 SF

Land Area

±7.36 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** Mid-April 2025
- ✓ **Brand New 15-Year Corporate Absolute NNN** Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - Sitting on 7.36 Acre Parcel. Features a Laredo Taco, 63 Parking Spaces, 8 MPDs and a Highspeed Diesel Terminal.
- ✓ **Subject Property is Located Right on Highway 77 and Carlos Truan Blvd (39,000+ Vehicles Per Day & 5,700+ Trucks Per Day).** Highway 77 is a major north-south route that serves as a key transportation corridor through Corpus Christi to the north and Harlingen to the south. It is part of U.S. Route 77 (US-77), which stretches from Texas to Nebraska.
- ✓ **Located Right Across the Highway from Naval Air Station Kingsville (NAS).** NAS is a key U.S. Navy training installation and one of the primary facilities responsible for training jet aviators for the U.S. Navy and Marine Corps. It is one of the top employers in the city, employing over 1,475 personnel.
- ✓ **Located Near the I-69 Connector Project (NAFTA Superhighway),** a freeway being built in Texas that would run from I-69C/US Highway 281 to I-69E/US 77 in the Lower Rio Grande Valley. This is part of the larger I-69 project, which is in the process of being built to connect Canada to Mexico.
- ✓ **Kingsville, Texas, is a Culturally Rich City Located About 40 Miles Southwest of Corpus Christi.** It is home to the King Ranch, Texas A&M University–Kingsville (7,000 student), and Naval Air Station Kingsville
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

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 KINGSVILLE, TX

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](https://www.7-eleven.com)

7-Eleven is the world's largest convenience store chain, operating, franchising, or licensing over 85,000 stores across 19 countries and regions.

Founded in 1927, the company has grown to become a global leader in the convenience retail industry, with a particularly strong presence in North America and Asia. In the United States and Canada alone, 7-Eleven operates **approximately 13,229 locations**, offering a wide range of products and services to meet the evolving needs of consumers. In fiscal year **2024**, the company reported a **revenue of \$81.3 billion**.

The company is known for its **innovative approach** to convenience retailing, constantly adapting its store formats and product offerings to stay ahead of market trends. 7-Eleven's latest initiative, the "New Standard" store concept, focuses on larger formats with expanded food and beverage options, including made-to-order specialty beverages, self-serve specialty coffee, and an **increased emphasis** on fresh and prepared foods. These new stores have shown promising results, outperforming the existing store network **average by 13%** in same-store sales during their first year of operation. Looking to the future, 7-Eleven has ambitious plans for growth and innovation. The company aims to open **500 new "food forward"** stores **between 2025 and 2027**, further expanding its footprint and enhancing its food service capabilities. Additionally, 7-Eleven is investing in digital technologies, sustainability initiatives, and proprietary product development to maintain its competitive edge in the rapidly evolving retail landscape. With its global reach, strong brand recognition, and commitment to innovation, 7-Eleven is well-positioned to **continue its growth** and maintain its **leadership** in the convenience store industry.

Subject Property



IN THE NEWS

7-ELEVEN KINGSVILLE, TX

7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the **more than 13,000 7-Eleven**, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the **United States** and **Canada**.

7-Eleven International LLC Inks **\$1.1B** Acquisition Deal

"**Stripes and Laredo Taco Co.** have been a great addition to our family of brands since they initially joined us back in **2018**," said 7-Eleven Inc. CEO Joe DePinto. "We're excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to serving even **more customers across west Texas, New Mexico and Oklahoma.**"

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven **grew** its U.S. store footprint by **12%** when it acquired **approximately 1,030** Sunoco c-stores for **more than \$3 billion** in **early 2018**. Under the terms of the deal, Sunoco entered into a **15-year** take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply **approximately 2.2 billion** gallons of fuel annually.

At the time, DePinto said the acquisition supported the company's **growth strategy** in key geographic areas, and that it could learn a **great** deal about how to cater to the **Mexican-American** customer base in south Texas.

EXPLORE ARTICLE



7-Eleven to open over 600 stores under new design by 2027

BRETT DWORSKI, OCTOBER 24, 2024 (C-STORE DIVE)

7-Eleven is planning to open over 600 large-format, food-focused convenience stores in North America by the end of 2027, according to an investor presentation posted Thursday by parent company Seven & i Holdings.

7-Eleven is leaning into **foodservice** as a means to **help improve** its financial standing in North America — especially in the **U.S.** — where it has taken a significant financial blow this year amid **economic headwinds**.

The retailer's newest format features "a larger product assortment and expanded food and beverage offerings," CEO Joseph DePinto told investors on Thursday.

7-Eleven's New Standard format is the **first prototype** the convenience retailer has launched since it rolled out its Evolution store concept in **March 2019**. Those locations featured 7-Eleven's Mexican QSR, Laredo Taco Company, as well as made-to-order specialty beverages, **self-serve specialty coffee**, a cold treats bar, mobile checkout and delivery capabilities. DePinto said on Thursday that 7-Eleven has "leveraged key learnings" from its Evolution stores over the past few years, which have resulted in the New Standard design. He added that beyond the **increased food** and beverage offerings, the New Standard c-stores feature "**many of the same elements of the Evolution stores**," as well as in-store seating and electric vehicle charging stations.

EXPLORE ARTICLE

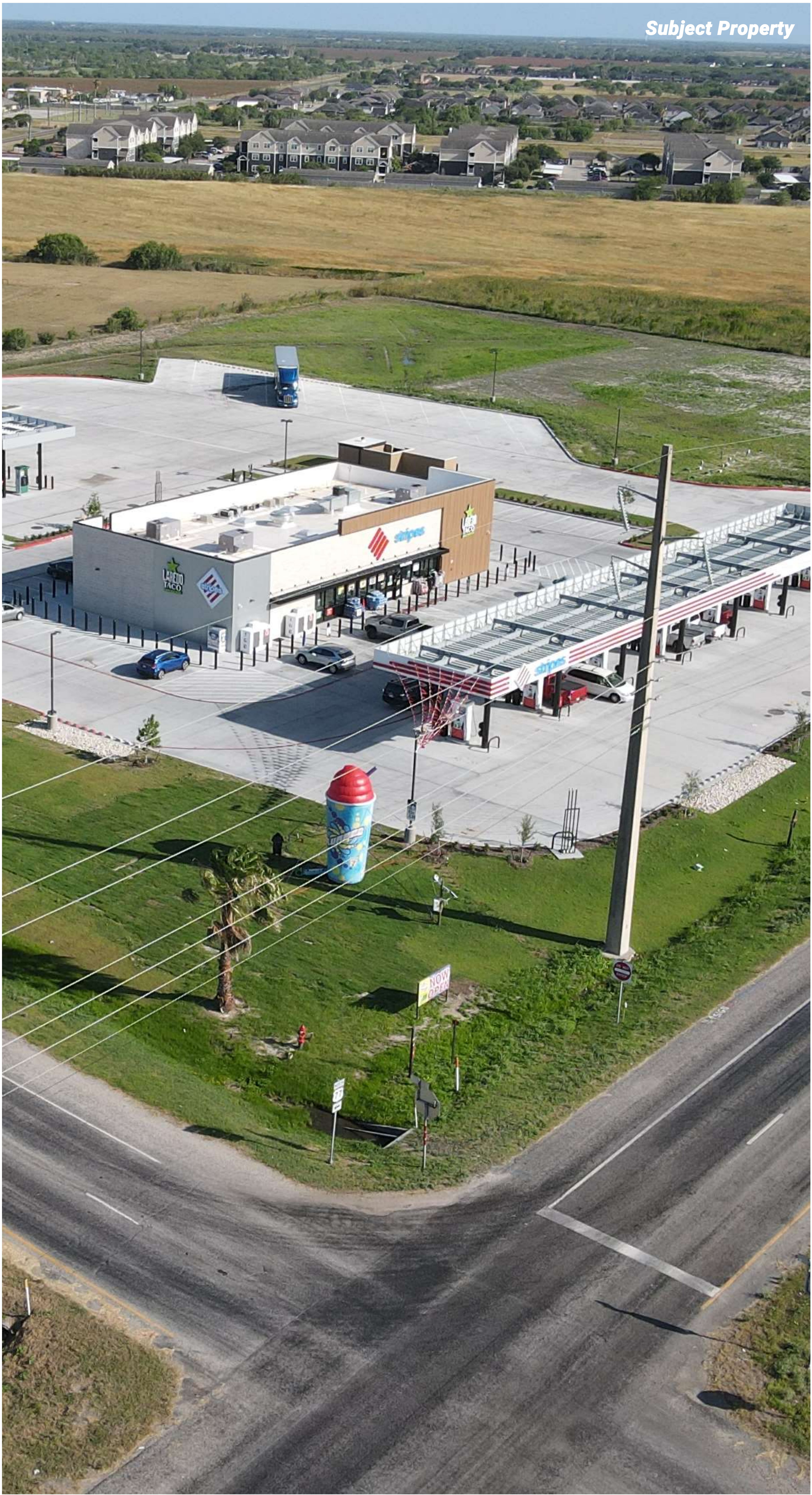


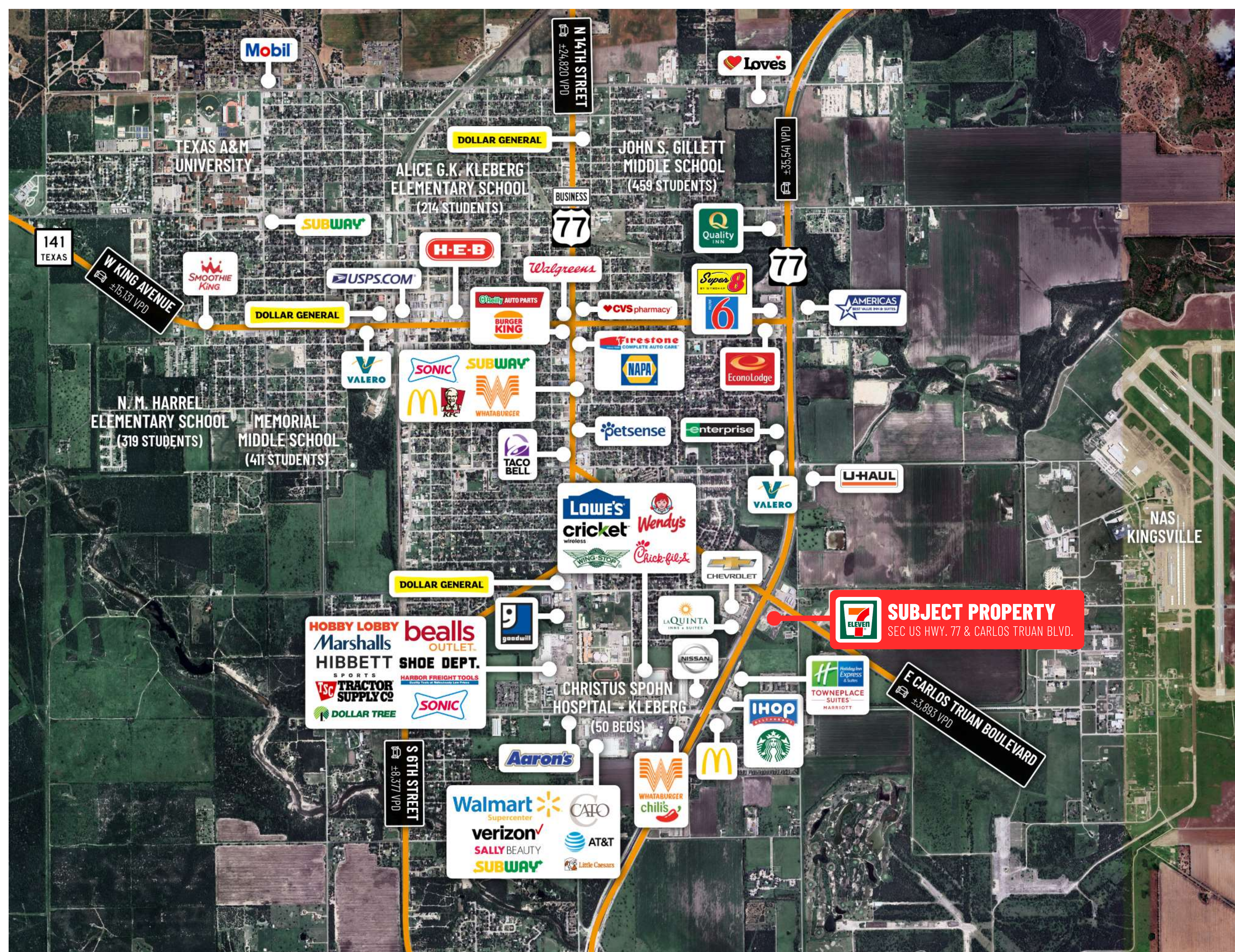
LEASE OVERVIEW

7-ELEVEN KINGSVILLE, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Renewal Options
Rent Commencement	Mid-April 2025 (Estimated)
Lease Expiration	Mid-April 2040 (Estimated)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$549,389.04
Annual Rent YRS 6-10	\$590,593.20
Annual Rent YRS 11-15	\$634,887.72
Option 1	\$682,504.20
Option 2	\$733,692.00
Option 3	\$788,718.96
Option 4	\$847,872.84
Option 5	\$911,463.36

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.





Mobil

Loves

N 14TH STREET
±24,820 VPD

DOLLAR GENERAL

TEXAS A&M
UNIVERSITY

ALICE G.K. KLEBERG
ELEMENTARY SCHOOL
(214 STUDENTS)

JOHN S. GILLET
MIDDLE SCHOOL
(459 STUDENTS)

BUSINESS
77

SUBWAY

H-E-B

Walgreens

Quality
INN

±35,541 VPD

77

141
TEXAS

W KING AVENUE
±15,131 VPD

SMOOTHIE
KING

USPS.COM

O'Reilly AUTO PARTS

CVS pharmacy

Super 8
6

AMERICAS
BEST VALUE INN & SUITES

DOLLAR GENERAL

BURGER
KING

Firestone
COMPLETE AUTO CARE

EconoLodge

N.M. HARREL
ELEMENTARY SCHOOL
(319 STUDENTS)

MEMORIAL
MIDDLE SCHOOL
(411 STUDENTS)

VALERO

SONIC

SUBWAY

McDonald's

KFC

WHATABURGER

NAPA

petsense

enterprise

TACO
BELL

VALERO

U-HAUL

LOWE'S
cricket
wireless

Wendy's

Chick-fil-A

WING STOP

CHEVROLET

DOLLAR GENERAL

HOBBY LOBBY

bealls

Marshalls

OUTLET

HIBBETT

SHOE DEPT.

SPORTS

HARBOR FREIGHT TOOLS

TSC

TRACTOR
SUPPLY CO.

DOLLAR TREE

SONIC

goodwill

LAQUINTA
INNS & SUITES

NISSAN

CHRISTUS SPOHN
HOSPITAL - KLEBERG
(50 BEDS)

7
ELEVEN

SUBJECT PROPERTY
SEC US HWY. 77 & CARLOS TRUAN BLVD.

Holiday Inn
Express
& Suites

TOWNEPLACE
SUITES
MARRIOTT

E CARLOS TRUAN BOULEVARD
±3,893 VPD

S 6TH STREET
±8,377 VPD

Aaron's

Walmart
Supercenter

verizon

SALLY BEAUTY

SUBWAY

CAFO

AT&T

Little Caesars

WHATABURGER
chili's

McDonald's

IHop

Starbucks

NAS
KINGSVILLE



OAK TREE

DAKOTA APT



TOWNEPLACE SUITES
BY MARRIOTT



CHRISTUS SPOHN
HOSPITAL - KLEBERG
(50 BEDS)



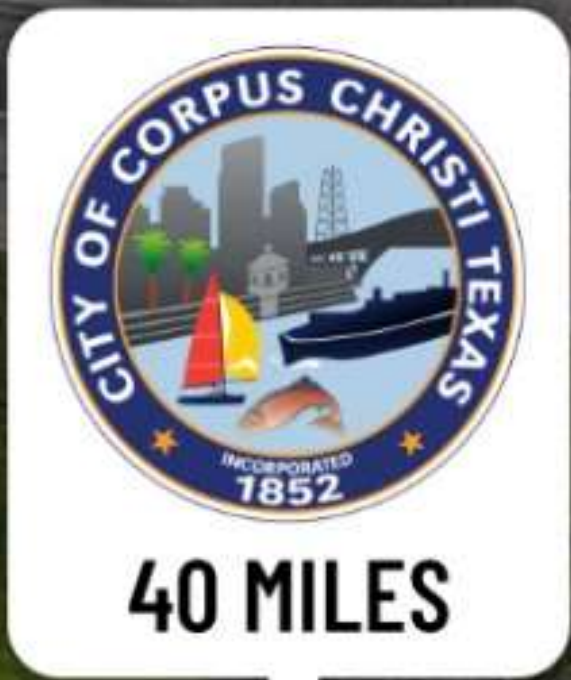
Walmart
Supercenter
SUBWAY
Little Caesars



(35.541 VPD)



E CARLOS TRUAN BOULEVARD
(3,893 VPD)



NAVAL AIR STATION KINGSVILLE (NAS)
• U.S. NAVY TRAINING INSTALLATION
• RESPONSIBLE FOR TRAINING JET AVIATORS FOR U.S. NAVY & MARINE CORPS
• TOP EMPLOYER IN CITY (1,475+ PERSONNEL)

THE APARTMENT HOMES
AT QUAIL RIDGE
(29 UNITS)



E CARLOS TRUAN BOULEVARD
(3,893 VPD)



NAVAL AIR STATION KINGSVILLE (NAS)
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(35,541 VPD)





 E CARLOS TRUAN BOULEVARD
(3,893 VPD)

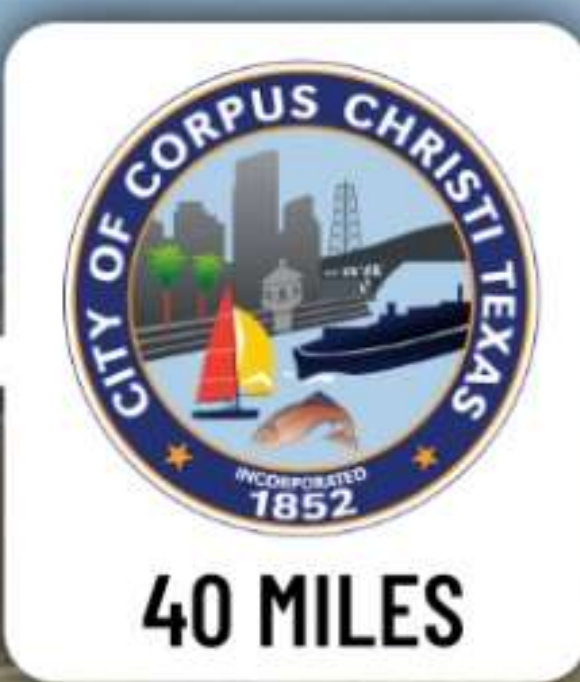


 (35,541 VPD)



NAVAL AIR STATION KINGSVILLE (NAS)

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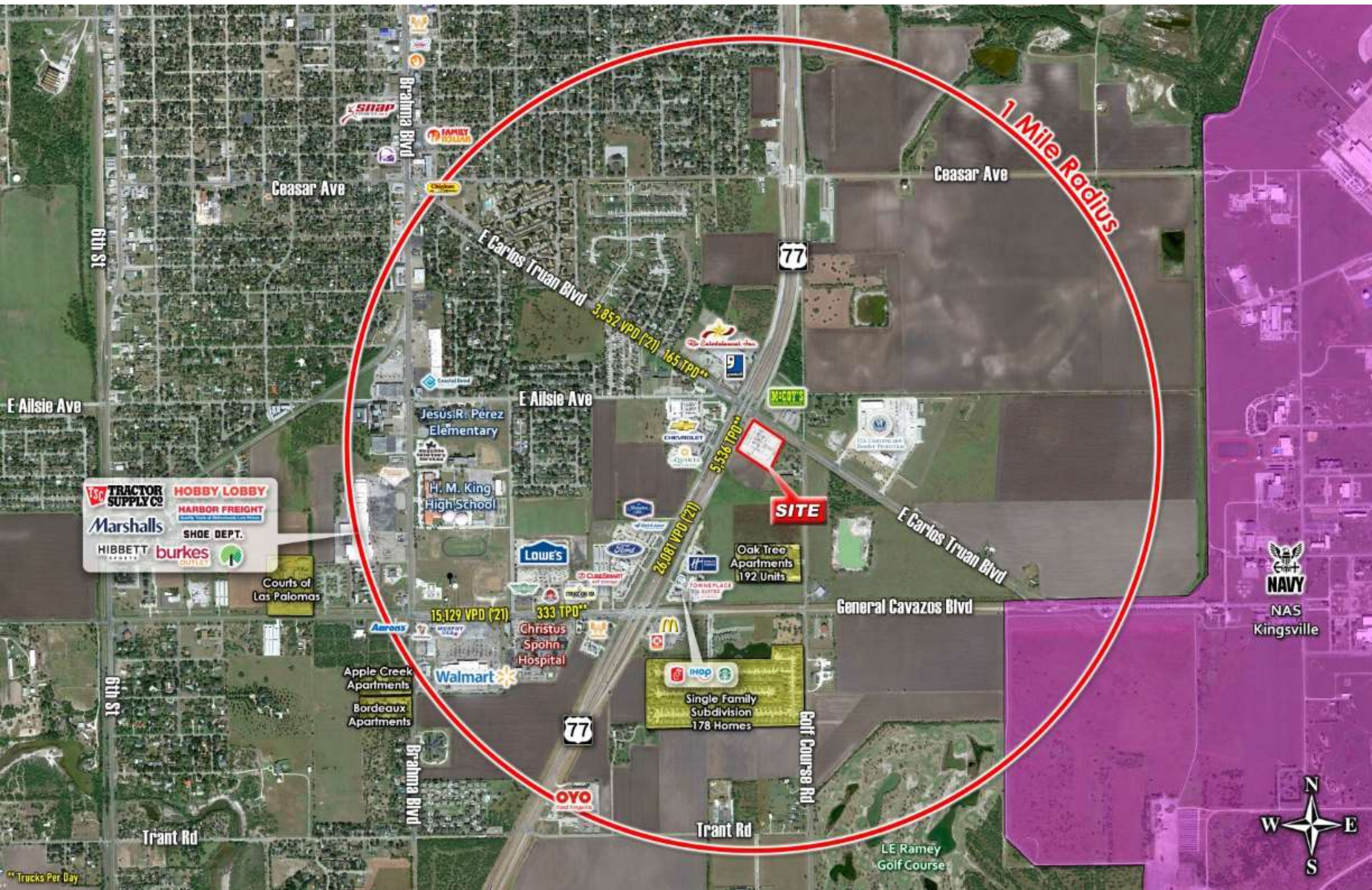
OAK TREE

E CARLOS TRUAN BOULEVARD
(3,893 VPD)




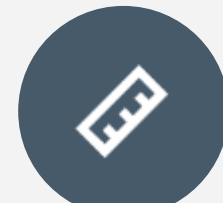


(35,541 VPD)





SITE OVERVIEW

7-ELEVEN KINGSVILLE, TX

	Year Built	2025
	Building Area	±4,850 SF
	Land Area	±7.36 AC
	Pumps	8
	Fueling Positions	16

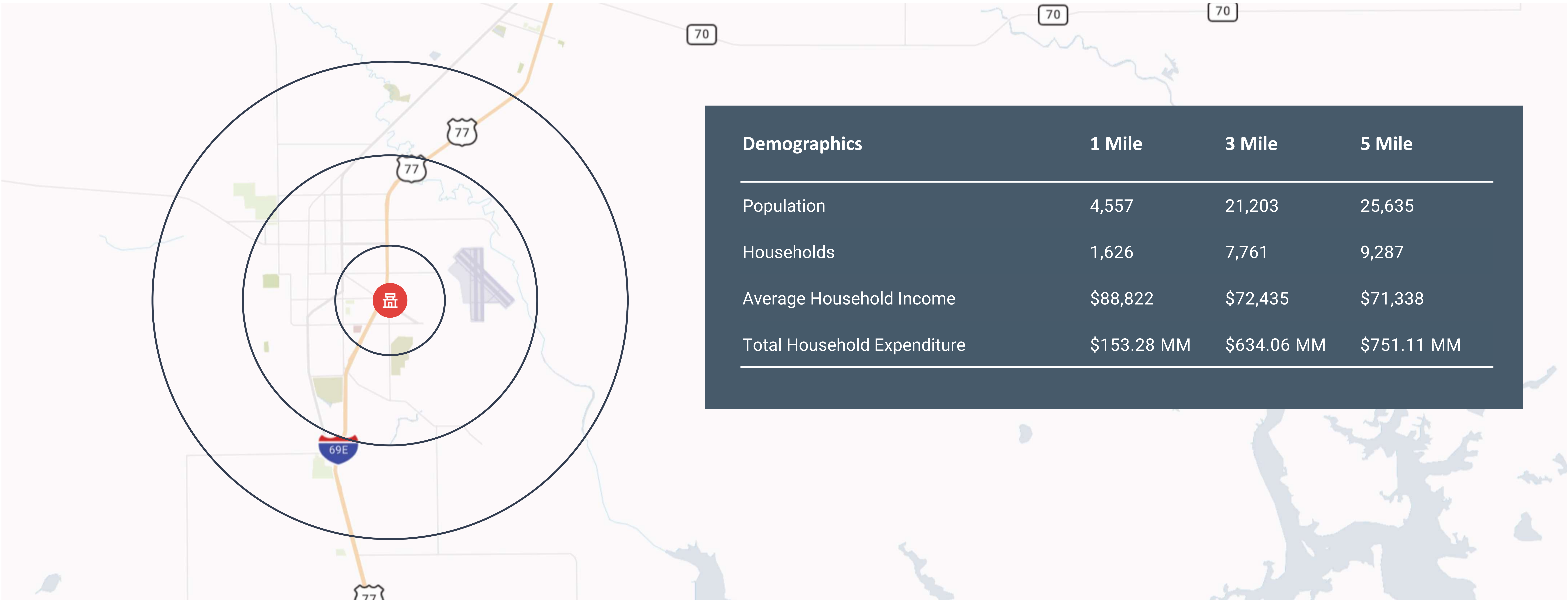
NEIGHBORING RETAILERS

- Walmart Supercenter
- Lowe's Home Improvement
- Hobby Lobby
- Marshalls
- H-E-B
- Shoe Dept.
- Tractor Supply Co.
- Harbor Freight
- Dollar Tree
- Dollar General



LOCATION OVERVIEW

7-ELEVEN KINGSVILLE, TX



ECONOMIC DRIVERS

1. Naval Air Station Kingsville

2. Texas A&M University–Kingsville

3. H-E-B

4. King Ranch

5. Kingsville Independent School District

6. Kleberg Bank
7. Kingsville Nursing and Rehabilitation Center

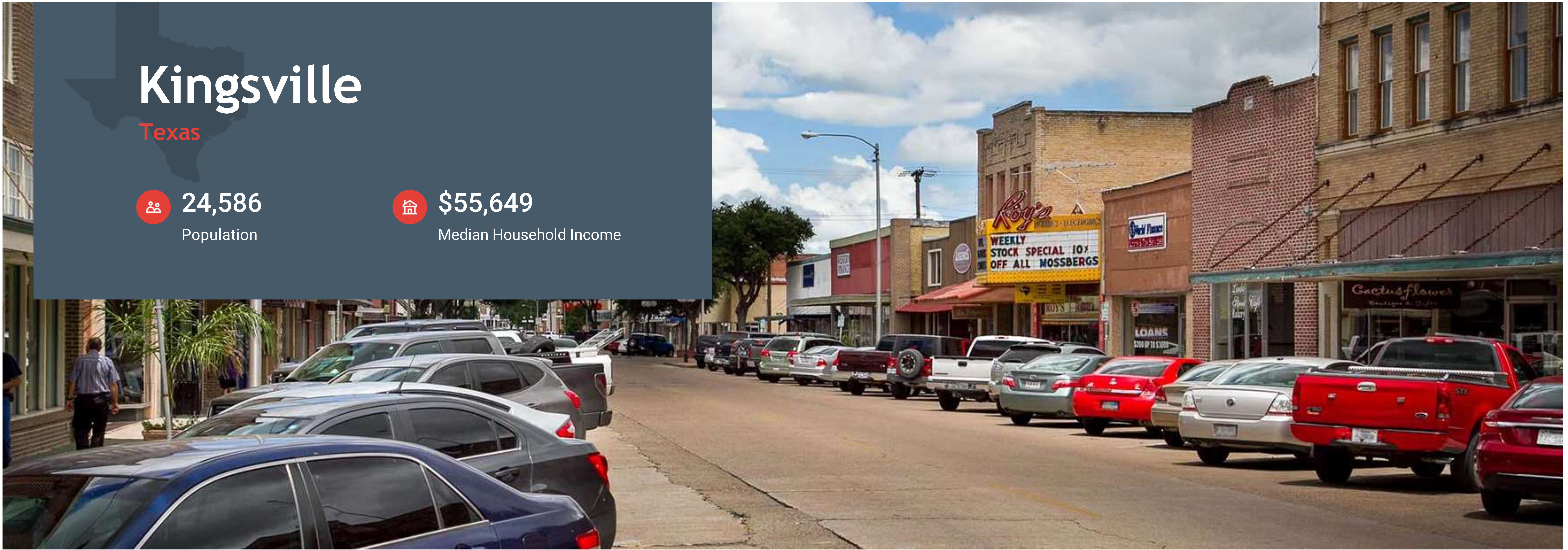
8. Rolls-Royce

9. United States Federal Government

10. CITGO

LOCATION OVERVIEW

7-ELEVEN KINGSVILLE, TX



Kingsville is Close to
Corpus Christi, TX

40 MILES

Kingsville is Best Known
as Home of One of the
Largest Ranches in the
World

THE KING RANCH

Kingsville, Texas, is a historic and culturally rich city located in the southern part of the state, about 40 miles southwest of Corpus Christi.

Established in 1904, the city is best known as the home of King Ranch, one of the largest and most famous ranches in the world, covering over 825,000 acres. King

Kingsville is also a hub for education and military training. It is home to Texas A&M University–Kingsville, a renowned public research university specializing in agriculture, engineering, and wildlife sciences.

Ranch played a crucial role in shaping the region’s economy and continues to influence agriculture, cattle ranching, and conservation efforts today.

Additionally, the city hosts Naval Air Station Kingsville, one of the primary facilities for training U.S. Navy jet pilots. These institutions contribute significantly to the local economy and provide employment opportunities for residents. The city has a population of approximately 24,586 as of 2024, with a demographic makeup that is predominantly Hispanic or Latino. Kingsville retains a small-town charm with a strong sense of community, featuring historic buildings, vibrant festivals, and a rich ranching heritage.

IN THE NEWS

7-ELEVEN KINGSVILLE, TX

A new vision for downtown Kingsville

CLAUDIA PEREZ RIVAS, MARCH 3, 2017 (RIO GRANDE GUARDIAN)

The revitalization of any city is a monumental task and the City of Kingsville has its eye on the future with a proposed downtown vision plan.

The city and community had an **opportunity** to hear a **presentation** of a proposed **downtown vision plan** Monday evening during a workshop held before the **regular City Commission Meeting**. The plan aims to enhance the **quality of life** for its residents, **improve** existing infrastructure, help **guide future investments** and **develop strategies** to reinvigorate **economic development** for the city.

Kingsville has a historic downtown area, which provides an opportunity for increased tourism.

The Downtown **Vision Plan** has been in the works for quite some time, said Kingsville City Manager Jesus Garza.

“We have been working on this project for about **nine months**,” said **Bert Moyer, III**, research scientist at **UT-San Antonio’s College of Architecture**, Construction and Planning, in the Center for Urban and Regional Planning Research.

At a meeting last September, **the group preparing the plan**, The University of Texas Center for Urban and Regional Planning Research, gathered input from Community stakeholders which was incorporated into this Plan. Information such as **demographics and history**, background assessment, existing economic conditions, housing, hotel-motel tax as well as other **information** was gathered.

A SWOT analysis was also made last year in an effort to listen to community concerns and wants for the city. Some of the things that were identified in the surveys were workforce concerns, not enough restaurants, not enough things to do and housing.

EXPLORE ARTICLE

Congressman Gonzalez Announces \$1.4 Million EDA Investment for an Industrial Park and Transportation Hub in Kleberg County

JUNE 26, 2024 (GONZALEZ HOUSE)

Today, Congressman Vicente Gonzalez (TX-34) announced that Kleberg County has been awarded a \$1,400,000 investment from the U.S. Economic Development Administration (EDA) for the construction of a 14.5-acre industrial park and transportation hub.

This project is part of **EDA’s 2023 Disaster Supplement Funding program** which aims to **boost** industrial business **growth** in response to recent natural disasters.

“This investment by the EDA is a significant step forward for Kleberg County,” said Congressman Gonzalez.

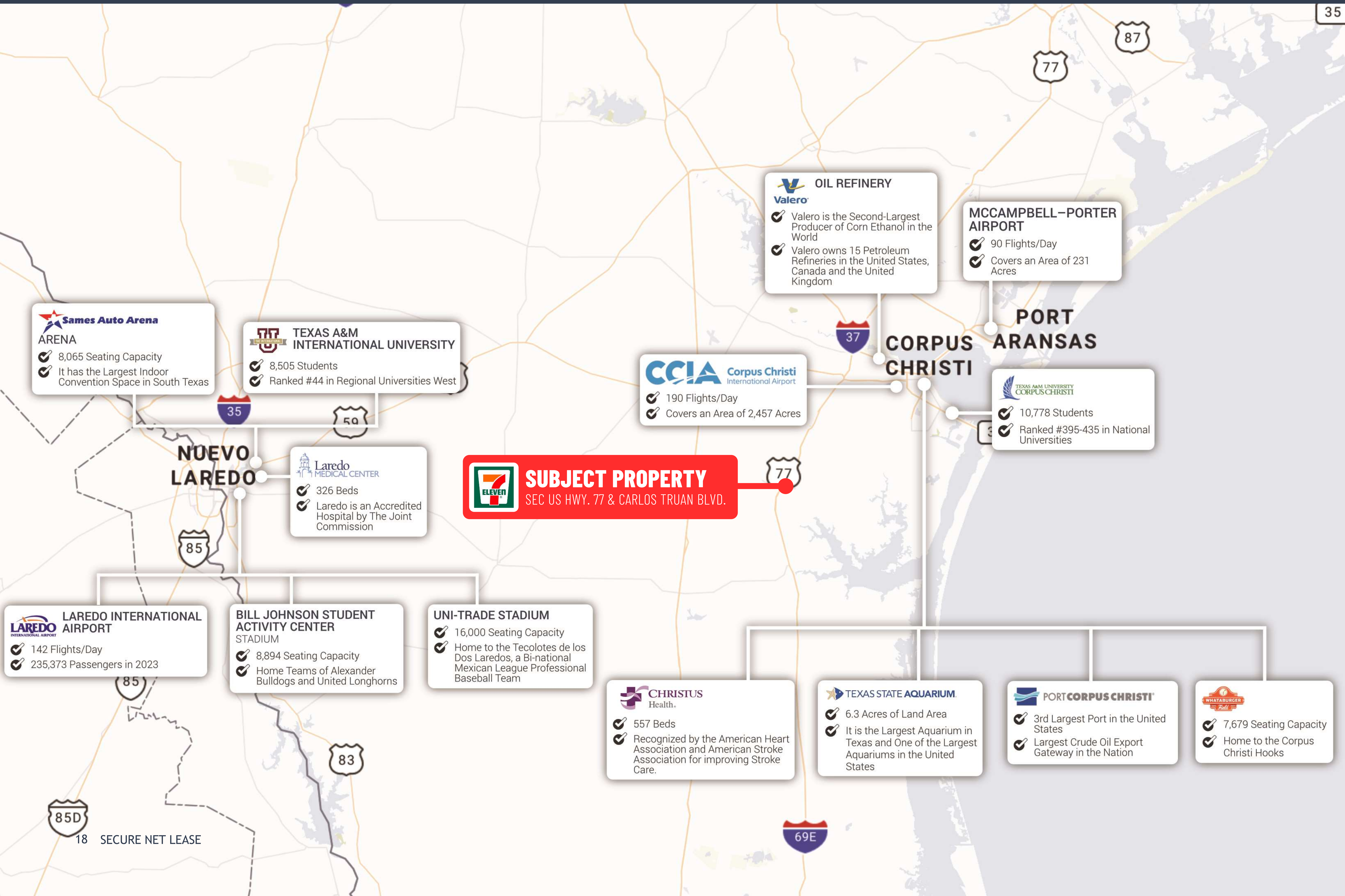
The **development** of this **industrial park** and **transportation hub** is estimated to create **over 2,500 jobs** and raise **over \$1 billion** in private investments. “These infrastructure projects will **boost** our local economy for the next decades and play a **crucial role** in the **future growth** of Kleberg County and our community as a whole.”

EDA grants are **awarded** through a competitive process based upon the application’s merit, the applicant’s eligibility, and the **availability of funds**. For more information on the **EDA’s grant process** and investment process, visit www.eda.gov.

EXPLORE ARTICLE

METRO AREA

7-ELEVEN KINGSVILLE, 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

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

7-ELEVEN KINGSVILLE, 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.