



7-Eleven

7.5% Rent Increases Every 5 Years

\$9,304,000 | 4.85% CAP

1195 W Debbie Ln, Mansfield, TX 76063

- ✓ Rent Commencement: May 2025
- ✓ 15-Year Corporate Absolute NNN Lease
- ✓ Located on the SEC of Debbie Lane & Main Street/BUS 287 (38,300+ VPD), just West of Highway 287 (22,000+ VPD)
- ✓ Near Many Nationally Recognized Tenants - Sam's Club, Target, Home Depot, Lowe's, & Many More
- ✓ 162,828+ Residents w/in 5-Miles that have an Average HH Income of \$144,170

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 retailer in the world.



INVESTMENT OVERVIEW

7-ELEVEN MANSFIELD, TX



CONTACT FOR DETAILS

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\$9,304,000

4.85% CAP

NOI

\$451,254

Building Area

±4,874 SF

Land Area

±2.64 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** May 2025
- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 7.5% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Subject Property is Located on the SEC of Debbie Lane & Main Street/BUS 287 (38,300+ VPD), just West of Highway 287 (22,000+ VPD).** US 287 plays a crucial role in the transportation infrastructure of Mansfield and the broader DFW area, supporting both local and regional travel. It connects Mansfield with Fort Worth, Arlington, and many other cities in the DFW area.
- ✓ **Located in a Dense Retail Corridor** - This site is surrounded by many major nationally recognized tenants such as Sam's Club, Target, Home Depot, Lowe's, Best Buy, Marshall's, HomeGoods, and many more.
- ✓ **Excellent Demographics & Spending Power** - This site has 162,828+ residents living within a 5-mile radius that have an average household income of \$144,170.
- ✓ **Mansfield, Texas is a Suburb in the Dallas-Fort Worth Metroplex, about 30 Minutes From Both Major Cities.** Explosive growth keeps coming to the area, and Mansfield expects its population to double between now and 2040. It is one of the fastest-growing communities in North Texas, boasting a population of 80,468+.
- ✓ **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 MANSFIELD, 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](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



Subject Property

IN THE NEWS

7-ELEVEN MANSFIELD, TX

7-Eleven Named a Brand to Watch

DANIELLE ROMANO, DECEMBER 11, 2024 (CONVENIENCE STORE NEWS)

IRVING, Texas — Private label sales had a banner year in 2024 and saw some of the largest names in retail lean into the expansion of the space.

With 2025 expected to see more private brand development, Store Brands, a sister publication to Convenience Store News, highlighted 10 Retailers To Watch in the coming year.

Making the list is Irving-based 7-Eleven Inc., which operates, franchises and/or licenses more than 13,000 stores in the United States and Canada. The convenience store chain currently offers more than 900 store brand items across 50 categories, and its focus remains on sourcing quality ingredients to create differentiated products.

"We partner with manufacturers to produce these new and innovative items that are the first to market, the best in the market, and/or exclusive to 7-Eleven stores," Nikki Boyers, 7-Eleven's vice president of private brands, told Store Brands.

An example of 7-Eleven's effort to develop unique, quality items is the retailer's collaboration with Miracle Seltzer on the launch of a sparkling water line sold under the 7-Select brand. The assortment features flavors such as lemon-lime, green apple and sweet orange.

7-Eleven also offers one-of-a-kind collections of unique apparel and accessories on 7Collection, the retailer's online merchandise shop. Past collections have included fairway fashions that blend the brand's flair with golf culture and festive holiday apparel complete with ugly sweaters.

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 MANSFIELD, TX

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Projected Rent Commencement	May 2025
Projected Lease Expiration	May 2040
Lease Type	Corporate Absolute NNN Lease
Rent Increases	7.5% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$451,253.64
Annual Rent YRS 6-10	\$485,097.66
Annual Rent YRS 11-15	\$521,479.92
Option 1	\$560,590.92
Option 2	\$602,635.20
Option 3	\$647,832.96
Option 4	\$696,420.36

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.



Subject Property



W DEBBIE LANE
(27,380 VPD)



HIGHWAY 157
(27,380 VPD)



ALBUM
MANSFIELD
(190 UNITS)

ROGENE WORLEY
MIDDLE SCHOOL
(672 STUDENTS)



N MAIN STREET
(10,941 VPD)



LEGACY HIGH SCHOOL
2,539 STUDENTS



MARY JO SHEPPARD
ELEMENTARY
(456 STUDENTS)



N MAIN STREET
(10,941 VPD)





ExtraSpace
Storage

SNC
Stagedoor
Dance Centre



BUSINESS
287

N MAIN STREET
(10,941 VPD)



DONNA SHEPARD
LEADERSHIP ACADEMY
(821 STUDENTS)



W DEBBIE LANE
(27,380 VPD)

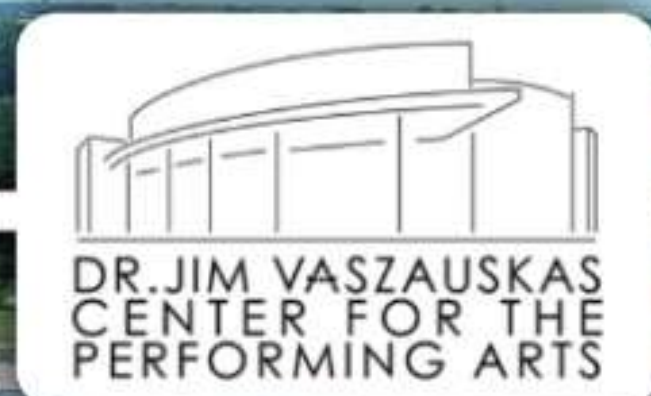


JPS Health Network
Fort Worth, Texas

LINDA JOBE
MIDDLE SCHOOL
(842 STUDENTS)



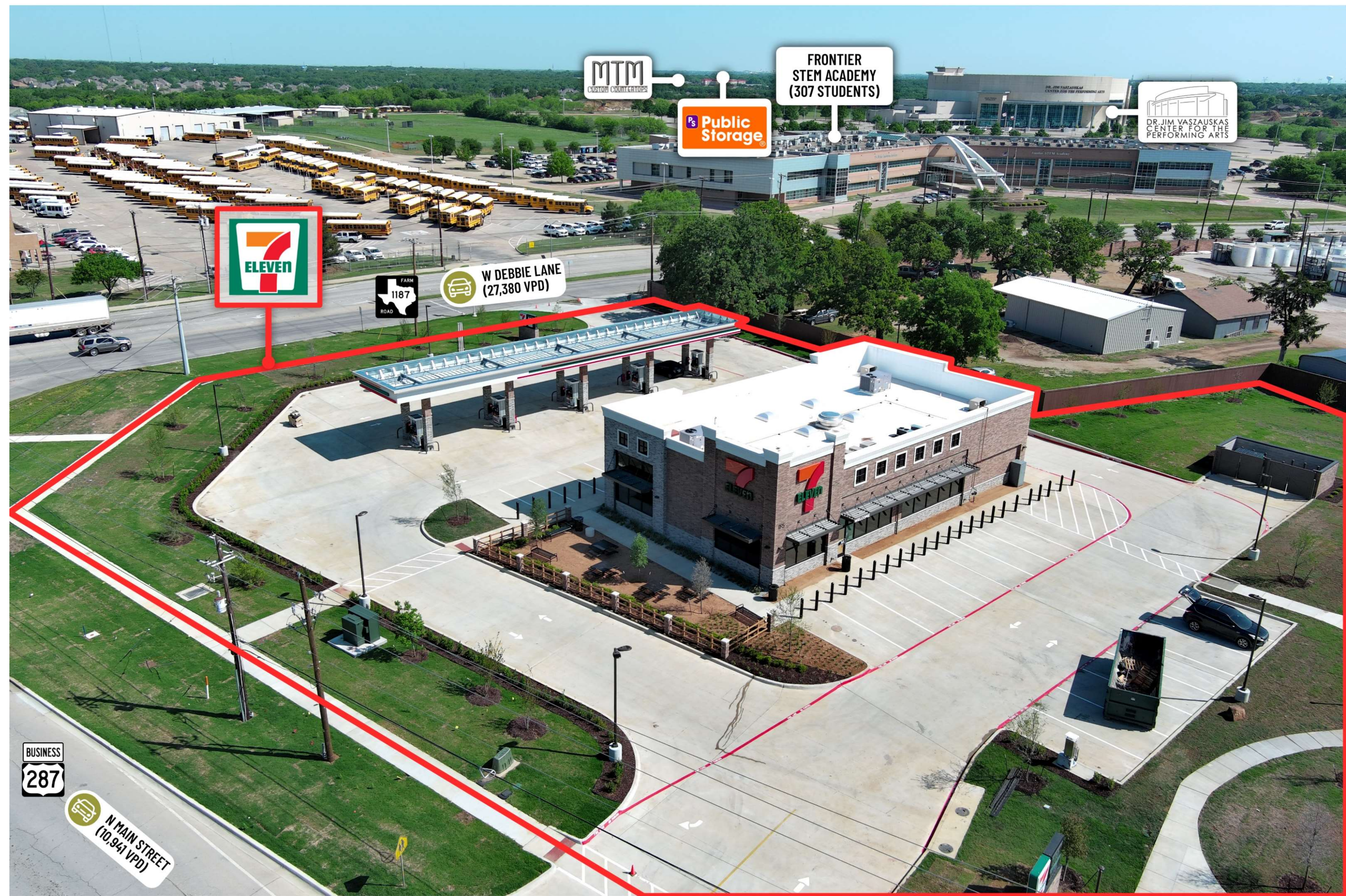
FRONTIER
STEM ACADEMY
(307 STUDENTS)



W DEBBIE LANE
(27,380 VPD)



N MAIN STREET
(10,941 VPD)



DOLLAR GENERAL

LINDA JOBE
MIDDLE SCHOOL
(842 STUDENTS)

7-ELEVEN
SUBJECT PROPERTY
1195 W. DEBBIE LN.

LOWE'S
HomeGoods
CINEMARK
PETCO
MATTRESS FIRM
SKECHERS
ihop
Michaels
Marshall's
FIVE BEL'W LESLIE'S
Applebee's
SONIC
Schlotsky's
IT'S A MOUTHFUL
SAM'S CLUB
BEST BUY
DOLLAR TREEOlive Garden**
Panera BREAD**

DONNA SHEPARD
LEADERSHIP
ACADEMY
(821 STUDENTS)

FRONTIER
STEM ACADEMY
(307 STUDENTS)

MARY JO SHEPPARD
ELEMENTARY
(456 STUDENTS)

ExtraSpace
Storage

WHATABURGER

LEGACY
HIGH SCHOOL
(2,449 STUDENTS)

ALICE PONDER
ELEMENTARY
SCHOOL
(664 STUDENTS)

ROGENE
WORLEY
MIDDLE SCHOOL
(672 STUDENTS)

PIONEER
PLACE
(135 UNITS)

FLOOR DECOR
Schlotsky's
IT'S A MOUTHFUL
STARBUCKS
Waffle House

HIGHWAY 157
±28,069 VPD

SUMMIT
HIGH SCHOOL
(1,771 STUDENTS)

ROBERTA TIPPS
ELEMENTARY
SCHOOL
(504 STUDENTS)

Kroger
BURGER KING
SONIC
AutoZone
TACO BELL
CHURCH'S
Family Dollar
SONIC
SONIC
SONIC

W DEBBIE LANE
±27,380 VPD

ALDI
SPROUTS
FARMERS MARKET
FIREHOUSE SUBS
Chick-fil-A
WING STOP
Pizza Hut

JAMES L. COBLE
MIDDLE SCHOOL
(775 STUDENTS)

JANET BROCKETT
ELEMENTARY
SCHOOL
(418 STUDENTS)

MARTHA REID
LEADERSHIP ACADEMY
(497 STUDENTS)

AVAIL HEALTH
AND WELLNESS

J. L. BOREN
ELEMENTARY SCHOOL

TARGET
FAMOUS footwear
ROSS
DRESS FOR LESS
Wendy's
chili's
THE HOME DEPOT
BOOT BARN
PAPA JOHN'S

PET SMART
Party City
Planet Fitness

DISCOUNT TIRE
NTB
IN-N-OUT
McDonald's
SHERWIN WILLIAMS
TACO BELL

Fairfield
BY MARRIOTT

24 FITNESS

Tom Thumb
THE SALVATION ARMY
TEXAS
ups
Starbucks

Walmart
Supercenter
cicis pizza
Chick-fil-A
POPEYES
LOUISIANA KITCHEN
goodwill

MANSFIELD
HIGH SCHOOL
(2,593 STUDENTS)

Holiday Inn Express
Comfort Inn & Suites
AN IHG HOTEL

ERMA NASH
ELEMENTARY SCHOOL
(634 STUDENTS)

H-E-B

TJ-maxx
belk
Academy
SPORTS + OUTDOORS
at home
McALISTER'S DELI
MOD

HOBBY LOBBY
SEPHORA
KOHL'S

DOLLAR GENERAL
SONIC

DQ

N MAIN STREET
±10,941 VPD

DOLLAR GENERAL

HIGHWAY 287
±32,160 VPD

BUSINESS
287

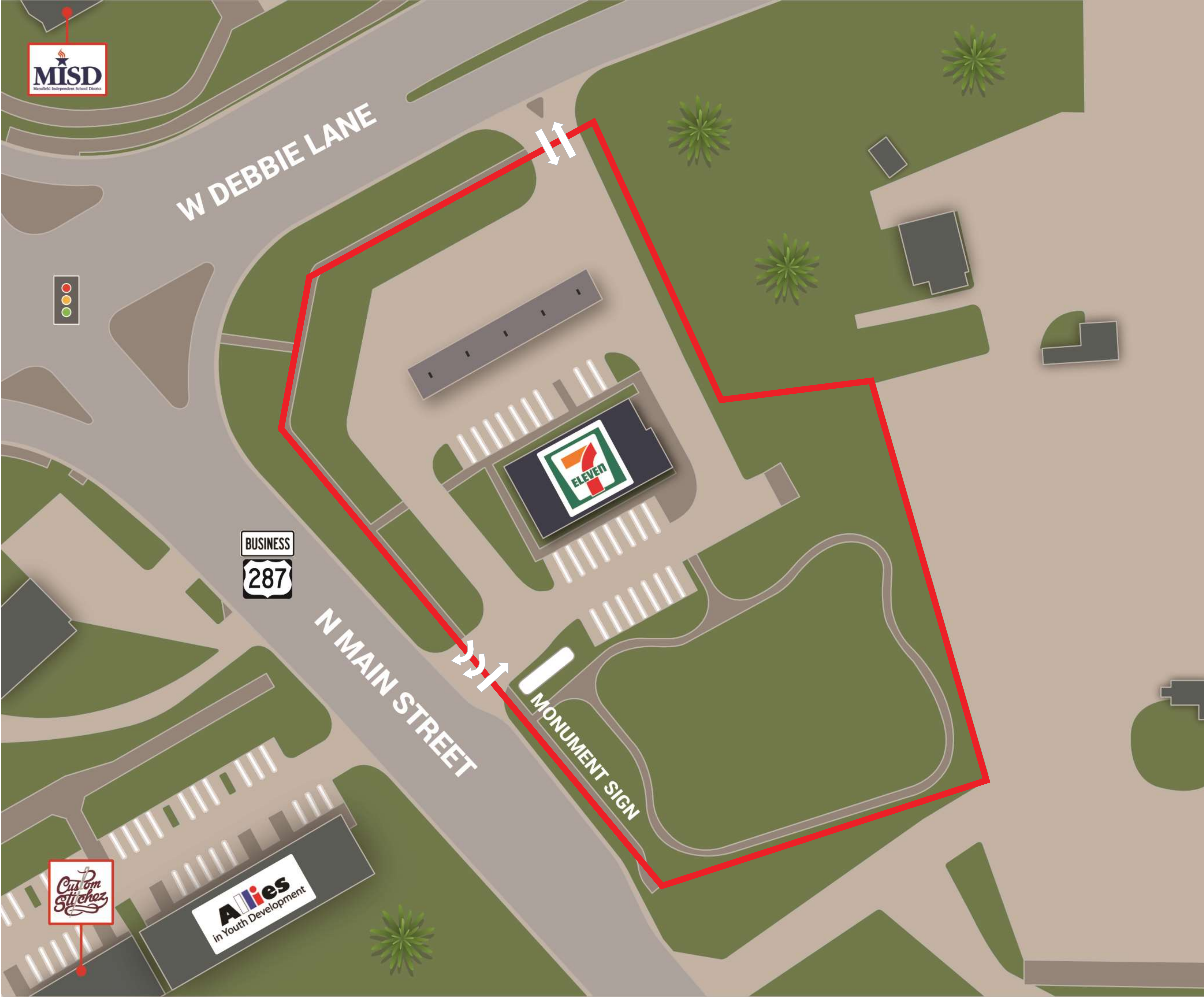
SITE OVERVIEW

7-ELEVEN MANSFIELD, TX

	Year Built		2025
	Building Area		±4,874 SF
	Land Area		±2.64 AC

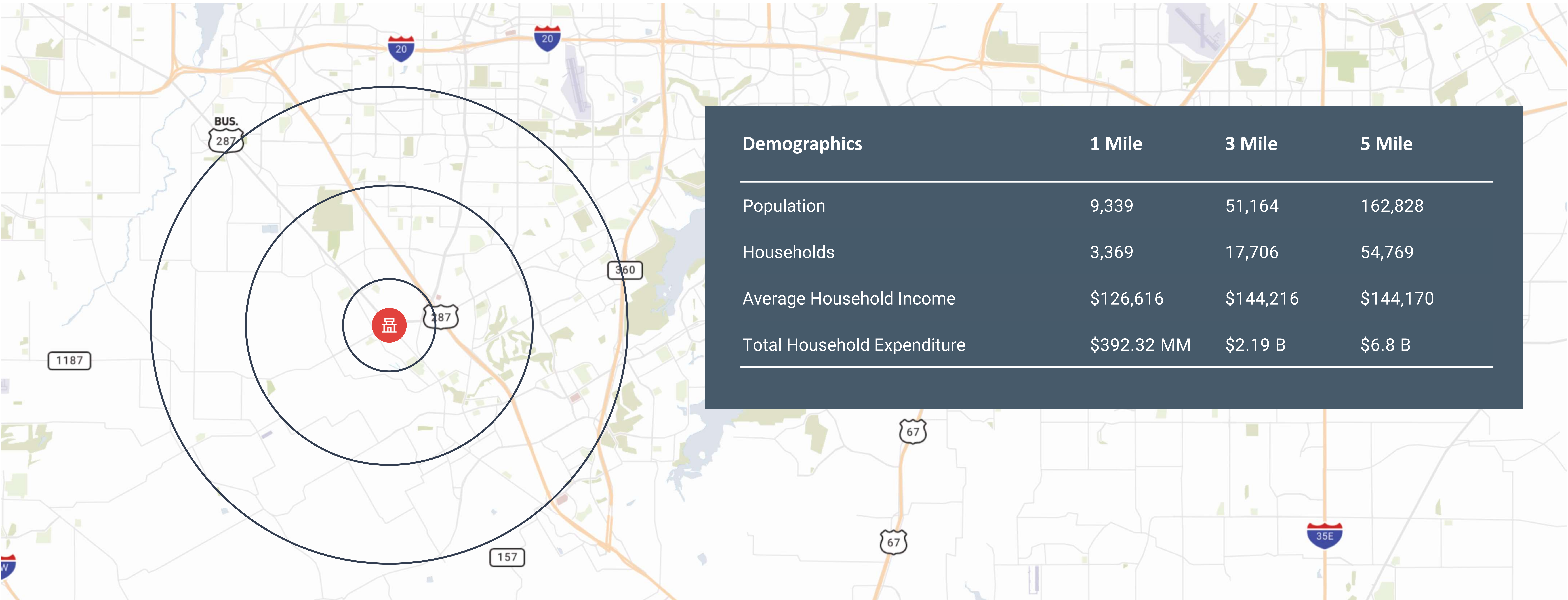
NEIGHBORING RETAILERS

- Walmart Supercenter
- Walmart Neighborhood Market
- Target
- Lowe’s
- T.J. Maxx
- Hobby Lobby
- The Home Depot
- Kroger
- Best Buy
- Sam’s Club



LOCATION OVERVIEW

7-ELEVEN MANSFIELD, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Mansfield Independent School District (4,853)
2.

Mouser Electronics (2,442)
3.

Methodist Mansfield Medical Center (1,463)
4.

Klein Tools (738)
5.

City of Mansfield, Texas (534)
6.

SJ Louis Construction (200)
7.

Conveyors, Inc. (170)
8.

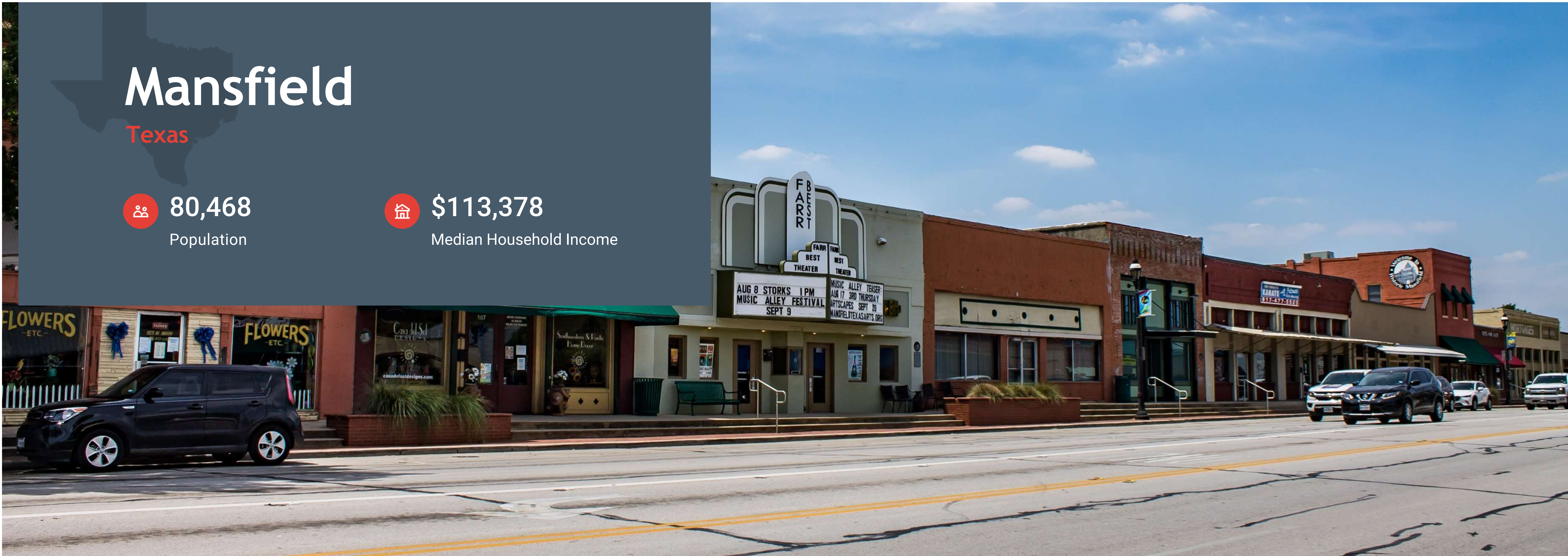
Sellmark (126)
9.

Mauser Packaging Solutions (104)
10.

Evans Composites (96)

LOCATION OVERVIEW

7-ELEVEN MANSFIELD, TX



Mansfield Texas



80,468

Population



\$113,378

Median Household Income

Largest Metro in the Us

#4

Located 30 Minutes from
Both Dallas & Fort Worth

PROXIMITY

Mansfield, Texas, is a vibrant suburban city located in the Dallas-Fort Worth metropolitan area, spanning Tarrant, Ellis, and Johnson counties.

Known for its family-friendly atmosphere, Mansfield offers a mix of small-town charm and modern amenities.

Mansfield is located almost halfway between Dallas and Fort Worth, providing easy access to two major Texas cities.

It has a population of over 80,000 residents and is one of the fastest-growing communities in North Texas. Mansfield is known for its excellent public schools,

part of the Mansfield Independent School District (MISD), which consistently receives high ratings. The city also has a low crime rate and a strong sense of community. While many residents commute to nearby Dallas or Fort Worth, Mansfield has a growing local economy with retail, healthcare, and light manufacturing sectors. Methodist Mansfield Medical Center is a major healthcare hub in the area. Mansfield’s historic downtown area blends old-world charm with modern shops, restaurants, and cultural spots, including breweries, coffee shops, and local boutiques. Mansfield is located about 30 minutes from both Dallas and Fort Worth and offers easy access to big-city amenities while maintaining a suburban, laid-back vibe.

IN THE NEWS

7-ELEVEN MANSFIELD, TX

More details revealed about \$1B mixed-use project with riverwalk in Mansfield

SETH BODINE, JANUARY 30, 2025 (WFAA)

Stillwater Capital unveils a \$1 billion plan for Mansfield's The Reserve, including a riverwalk canal and new City Hall.

This **article** was originally published by our content partners at the **Dallas Business Journal**. Dallas-based Stillwater Capital Investments LLC is moving forward with an **ambitious development** vision for Mansfield, featuring **large commercial** buildings and a "riverwalk canal."

Located adjacent to Methodist Mansfield Medical Center on East Broad Street, between State Highway 360 and U.S. Route 287, the project is expected to cost more than \$1 billion and will include a half-mile canal loop, boardwalk plaza and a 6-acre lake.

Stillwater and the City of Mansfield have been planning the **210-acre development**, called The Reserve, for a while. Last March, Stillwater Capital Investments LLC sold about **10 acres** to the city for a new City Hall. Stillwater on **Jan. 30** released new renderings and timelines for the project.

Located adjacent to Methodist Mansfield Medical Center on East Broad Street, between State Highway 360 and U.S. Route 287, the project is expected to cost more than **\$1 billion** and will include a **half-mile** canal loop, boardwalk plaza and a **6-acre lake**. The City Hall will anchor the **development** and be surrounded by a hotel, restaurants, stores and entertainment spaces.

"This groundbreaking plan **embodies sustainable** urban design, providing community-focused space and an activated outdoor environment for residents and visitors to enjoy," Stillwater Capital partner Clay Roby said in a statement.

EXPLORE ARTICLE

Mansfield prepares for Growth: New Business districts and downtown redesign planned

KEENAN WILLARD, APRIL 03, 2024 (NBC DFW)

The city in Tarrant County is projected to see its population increase from 83,000 to 160,000 people in the next 16 years

Explosive growth keeps coming to the Dallas-Fort Worth Metroplex—Mansfield expects its population to double between now and **2040**. The city is moving forward with a new vision for **Mansfield** to prepare, including new districts to **target growth** in specific industries and a **redesigned downtown area**.

And city leaders said by 2040, Mansfield’s population was expected to double again, up to around 160,000 residents.

Four lanes of Highway 287 currently run through **downtown Mansfield**. During heavy traffic, people working downtown told NBC 5 that it could feel more like a racetrack than a city center.“It’s definitely crazy,” said **Ryan Rodriguez**, a Flying Squirrel Coffee Company barista. “A lot of people speed past; we can hear it.

“That heavy traffic isn’t going away.

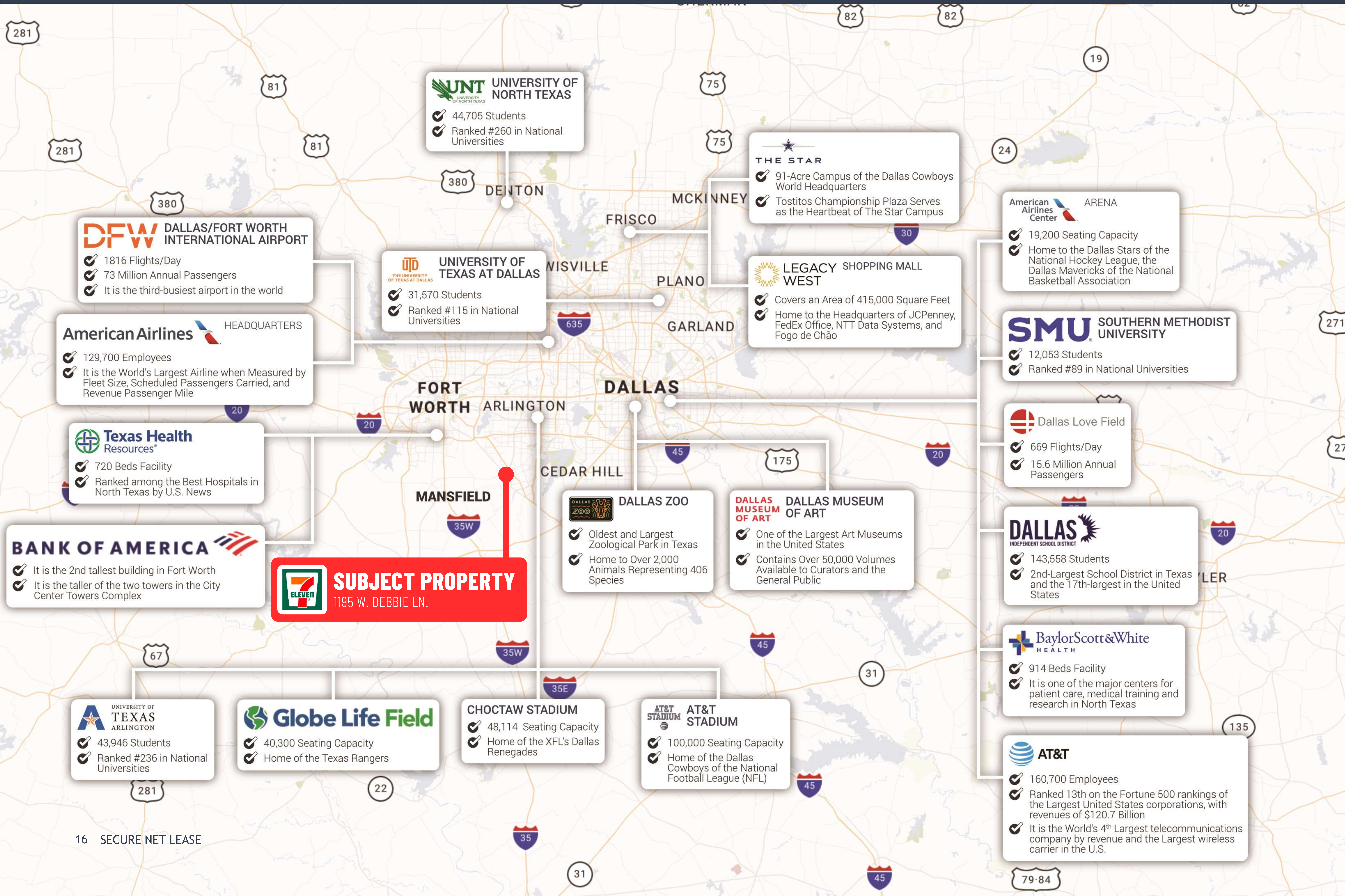
Since the late **1980s**, Mansfield leaders said the city’s population has exploded from around **15,000 residents** to more than **83,000 people** currently. “And we can either sit back and let it just happen, or we can be a part of that,” said Tamera Bounds, Place **2 city councilmember** in Mansfield. “And we can control our area.”

Mansfield leaders have approved a plan to create new districts for incoming business, including an **entertainment** district hosting a new pro soccer stadium and an innovation corridor to house office space and **company headquarters**.

EXPLORE ARTICLE

METRO AREA

7-ELEVEN MANSFIELD, TX



UNT UNIVERSITY OF NORTH TEXAS

- ✓ 44,705 Students
- ✓ Ranked #260 in National Universities

THE STAR

- ✓ 91-Acre Campus of the Dallas Cowboys World Headquarters
- ✓ Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

American Airlines Center ARENA

- ✓ 19,200 Seating Capacity
- ✓ Home to the Dallas Stars of the National Hockey League, the Dallas Mavericks of the National Basketball Association

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- ✓ 1816 Flights/Day
- ✓ 73 Million Annual Passengers
- ✓ It is the third-busiest airport in the world

UTD UNIVERSITY OF TEXAS AT DALLAS

- ✓ 31,570 Students
- ✓ Ranked #115 in National Universities

LEGACY SHOPPING MALL WEST

- ✓ Covers an Area of 415,000 Square Feet
- ✓ Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

American Airlines HEADQUARTERS

- ✓ 129,700 Employees
- ✓ It is the World's Largest Airline when Measured by Fleet Size, Scheduled Passengers Carried, and Revenue Passenger Mile

SMU SOUTHERN METHODIST UNIVERSITY

- ✓ 12,053 Students
- ✓ Ranked #89 in National Universities

Texas Health Resources

- ✓ 720 Beds Facility
- ✓ Ranked among the Best Hospitals in North Texas by U.S. News

Dallas Love Field

- ✓ 669 Flights/Day
- ✓ 15.6 Million Annual Passengers

BANK OF AMERICA

- ✓ It is the 2nd tallest building in Fort Worth
- ✓ It is the taller of the two towers in the City Center Towers Complex

7-ELEVEN SUBJECT PROPERTY
1195 W. DEBBIE LN.

DALLAS ZOO

- ✓ Oldest and Largest Zoological Park in Texas
- ✓ Home to Over 2,000 Animals Representing 406 Species

DALLAS MUSEUM OF ART

- ✓ One of the Largest Art Museums in the United States
- ✓ Contains Over 50,000 Volumes Available to Curators and the General Public

DALLAS INDEPENDENT SCHOOL DISTRICT

- ✓ 143,558 Students
- ✓ 2nd-Largest School District in Texas and the 17th-largest in the United States

BaylorScott&White HEALTH

- ✓ 914 Beds Facility
- ✓ It is one of the major centers for patient care, medical training and research in North Texas

UNIVERSITY OF TEXAS ARLINGTON

- ✓ 43,946 Students
- ✓ Ranked #236 in National Universities

Globe Life Field

- ✓ 40,300 Seating Capacity
- ✓ Home of the Texas Rangers

CHOCTAW STADIUM

- ✓ 48,114 Seating Capacity
- ✓ Home of the XFL's Dallas Renegades

AT&T STADIUM

- ✓ 100,000 Seating Capacity
- ✓ Home of the Dallas Cowboys of the National Football League (NFL)

AT&T

- ✓ 160,700 Employees
- ✓ Ranked 13th on the Fortune 500 rankings of the Largest United States corporations, with revenues of \$120.7 Billion
- ✓ It is the World's 4th Largest telecommunications company by revenue and the Largest wireless carrier in the U.S.

CALL FOR ADDITIONAL INFORMATION

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(424) 320-2321

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TEXAS DISCLAIMER

7-ELEVEN MANSFIELD, 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.