



NEW Corporate 7-Eleven

\$12,510,000 | 5.00% CAP

2410 W. San Antonio St., Lockhart, TX 78644

- ✓ Brand New 15-Year Absolute NNN Lease Corporate-Guaranteed Structure With 10% Rental Increases Every Five Years
- ✓ Large Format 7-Eleven on 3.23 Acres High-Capacity Store Design With Diesel Fueling, 11 MPDs, and 36 Parking Spaces
- ✓ Signalized Hard Corner at SH 130 & SH 142 Premier highway visibility with 55,000 vehicles per day
- ✓ Surrounded by Key Demand Drivers Including Firefly Commons, Austin Regional Clinic, and Lockhart ISD
- ✓ Positioned Between Austin and San Antonio Along the SH-130 corridor serving commuter and commercial truck activity

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 LOCKHART, TX



Subject Property

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\$12,510,000

5.00% CAP

NOI

\$625,516

Building Area

±4,650 SF

Land Area

±3.23 AC

Year Built

2025

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Brand New 15-Year Absolute NNN** Lease with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven on a 3.23 AC Parcel** featuring a diesel fuel terminal, 36 parking spaces, and 11 MPDs, providing high-capacity fueling and modern store infrastructure designed for commuter, commercial truck, and regional service demand.
- ✓ **Prime Highway Intersection Location With 55,000 VPD** positioned at the signalized corner of SH 130 and SH 142 — a premier visibility site connecting Austin (30 miles north) and San Antonio (50 miles south), capturing 24/7 commuter and commercial truck activity.
- ✓ **Surrounded by Strong Demand Drivers and New Development** including Firefly Commons (<0.25 mi; 200,000+ annual visitors), RealCold’s 312,000 SF storage facility (100–150 employees), and the new Austin Regional Clinic (30–50 employees). Lockhart ISD adds a substantial daily base with 6,604 students and 600+ district staff contributing consistent local traffic.
- ✓ **Proximity to Major Industrial, Cold-Chain, and Technology Employment** including RealCold’s new 312,000-SF cold-storage facility bringing over 100 full-time jobs, the planned 1,500-acre Tract multi-gigawatt data-center megasite projected to support hundreds of high-wage technology positions, Lockhart 130 Industrial Park (approximately 450–650+ employees), and Factory Builder Stores’ 168,000-SF distribution center.
- ✓ **Essential Retail Category With Corporate Credit Strength** as 7-Eleven operates 85,000+ stores worldwide and 12,600+ in the U.S., supported by an S&P A credit rating and FY 2025 revenue of \$73.2 billion. The company plans 1,300 new North American stores by 2030, reinforcing long-term tenant stability and national market penetration.
- ✓ **Located in Lockhart – One of Central Texas’s Fastest-Growing Cities** with a 2025 population of 19,045, 10.9% annual growth, and a cost of living 6% below the national average. Two master-planned communities adding 6,150+ homes, along with expanding industrial, educational, and healthcare infrastructure, support strong long-term demand for essential retail.

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 LOCKHART, TX

7-Eleven

REVENUE
\$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+

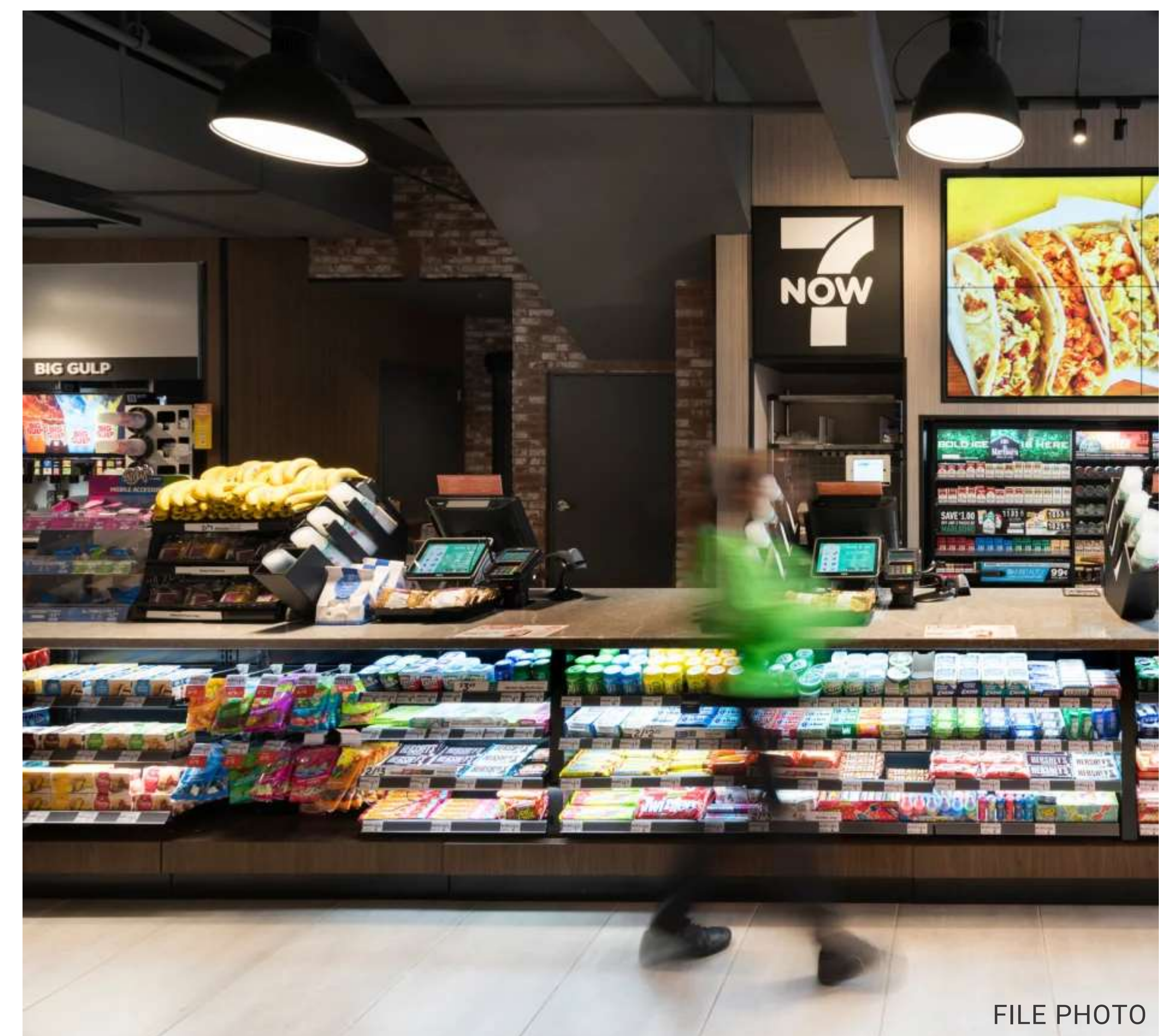


[7-eleven.com](https://www.7-eleven.com)

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.



FILE PHOTO



FILE PHOTO



FILE PHOTO

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings’ fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven’s North American **c-store business** into its own public entity in the second half of 2026.

The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.

7-Eleven’s plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550**.

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It’s also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100**.

It’s unclear if this will increase **7-Eleven’s** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company’s 2024 summary.

EXPLORE ARTICLE

Seven & i Says It’s Looking at Growth in New Regions

JANUARY 09, 2025 (NACS)

The retailer will ‘accelerate expansion’ and ‘seek growth in markets worldwide’ amid quarterly profit drop.

Seven & I Holdings, parent company of 7-Eleven, is developing initiatives to “unlock its North American **convenience-store business’s** potential value as well as optimal capital relations with its banking unit,” the Wall Street Journal reported today.

“The retail giant said it will accelerate expansion to **new regions** to seek growth in markets worldwide. ... The company plans to complete its strategic restructuring this fiscal year to **achieve profit growth** in the coming years, it said Thursday,” wrote the WSJ.

Last month, NACS Daily reported that Seven & i Holdings plans to open 500 new convenience stores in the United States and Canada through 2027.

Seven & i Holdings reported a drop in quarterly net profit, but “promised to complete restructuring and seek further growth globally” after facing buyout proposals from Alimentation Couche-Tard.

For the three months ending November 30, the company’s net profit dropped 89% from a year earlier to **11.39 billion yen**, equivalent to **\$71.9 million**, according to the WSJ.

Operating profit for its Japan-based convenience-store business “declined 8.7% to ¥55.21 billion due to lower revenue, higher rent and utility expenses. ... [Yet] Seven & i Holdings kept its revenue and net profit forecasts for the fiscal year ending February. It expects revenue to **grow 3.5% to ¥11.879 trillion** but net profit to drop 27% to ¥163.00 billion,” wrote the Journal.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN LOCKHART, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	December 2025 (Estimated)
Lease Expiration	December 2040 (Estimated)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$625,515.96
Annual Rent YRS 6-10	\$688,067.64
Annual Rent YRS 11-15	\$756,874.32
Option 1	\$832,561.80
Option 2	\$915,817.92
Option 3	\$1,007,399.76
Option 4	\$1,108,139.76

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.





FARM TO MARKET ROAD 2720
±2,382 VPD

FARM TO MARKET ROAD 2001
±3,782 VPD

FARM TO MARKET ROAD 672
±2,199 VPD

183 TEXAS



H-E-B
OPENING SOON



LEGACY
LOCKHART SENIOR
APARTMENTS
(172 STUDENTS)



Lockhart
TEXAS

PLUM CREEK
ELEMENTARY SCHOOL
526 STUDENTS



FARM TO MARKET ROAD 1322
±00,000 VPD



FARM TO MARKET ROAD 20
±7,317 VPD

130 TEXAS



SOUTHPARK
VILLAGE
(144 STUDENTS)

LOCKHART
MUNICIPAL AIRPORT



WEST SAN ANTONIO STREET
±10,411 VPD

142 TEXAS

BORCHERT
LOOP ELEMENTARY

7 ELEVEN **SUBJECT PROPERTY**
SWC HWY. 130 & HWY. 142



LOCKHART
JUNIOR HIGH
SCHOOL
1,432 STUDENTS

NAVARRO
ELEMENTARY
SCHOOL
603 STUDENTS
LOCKHART
HIGH SCHOOL
2,012 STUDENTS



FARM TO MARKET ROAD 2720
(2,382 VPD)

AUSTIN
(30 MILES AWAY)

COMING SOON

PICKLE PARKWAY (TOLL ROAD)
(14,568 VPD)

LEGACY LOCKHART
SENIOR APARTMENTS
(172 UNITS)

WEST SAN ANTONIO STREET
(10,411 VPD)

142
TEXAS

130
TEXAS

7-ELEVEN

SAN ANTONIO
(50 MILES AWAY)

LOCKHART ISD
• 3 MILES AWAY
• 6,604+ STUDENTS
• 600+ DISTRICT STAFF

LEGACY LOCKHART
SENIOR APARTMENTS
(172 UNITS)

THE STANTON
APARTMENTS
(284 UNITS)

LOCKHART
FARMS
(120 UNITS)

FIREFLY COMMONS
• CLASS-A NEIGHBORHOOD RETAIL DEVELOPMENT
• 0.25 MILES AWAY
• 200,000+ ANNUAL VISITORS

LOCKHART
SELF STORAGE

LOCKHART
SPRINGS
APARTMENTS
(48 UNITS)

LOCKHART JUNIOR
HIGH SCHOOL
(1,432 STUDENTS)

Austin
TEXAS
(30 MILES AWAY)

H-E-B
COMING SOON

Valero

FGM
Fashion Clinic & Nails

PICKLE PARKWAY (TOLL ROAD)
(14,568 VPD)

130
TEXAS

7
ELEVEN

WEST SAN ANTONIO STREET
(10,411 VPD)

142
TEXAS

SAN ANTONIO
(50 MILES AWAY)

BORCHERT
LOOP
ELEMENTARY

CITY OF
SAN ANTONIO
SAN ANTONIO
(50 MILES AWAY)

Turner Co.

Austin
TEXAS
AUSTIN
(30 MILES AWAY)

ABERNATHY AIR
HVAC SERVICE & INSTALLATION



WEST SAN ANTONIO STREET
(10,471 VPD)

142
TEXAS

FARM TO MARKET ROAD 2720
(2,382 VPD)

FARM
2720
ROAD

H-E-B
COMING SOON



SITE OVERVIEW

7-ELEVEN LOCKHART, TX

	Year Built	2025
	Building Area	±4,650 SF
	Land Area	±3.23 AC
	Pumps	11
	Fueling Positions	22



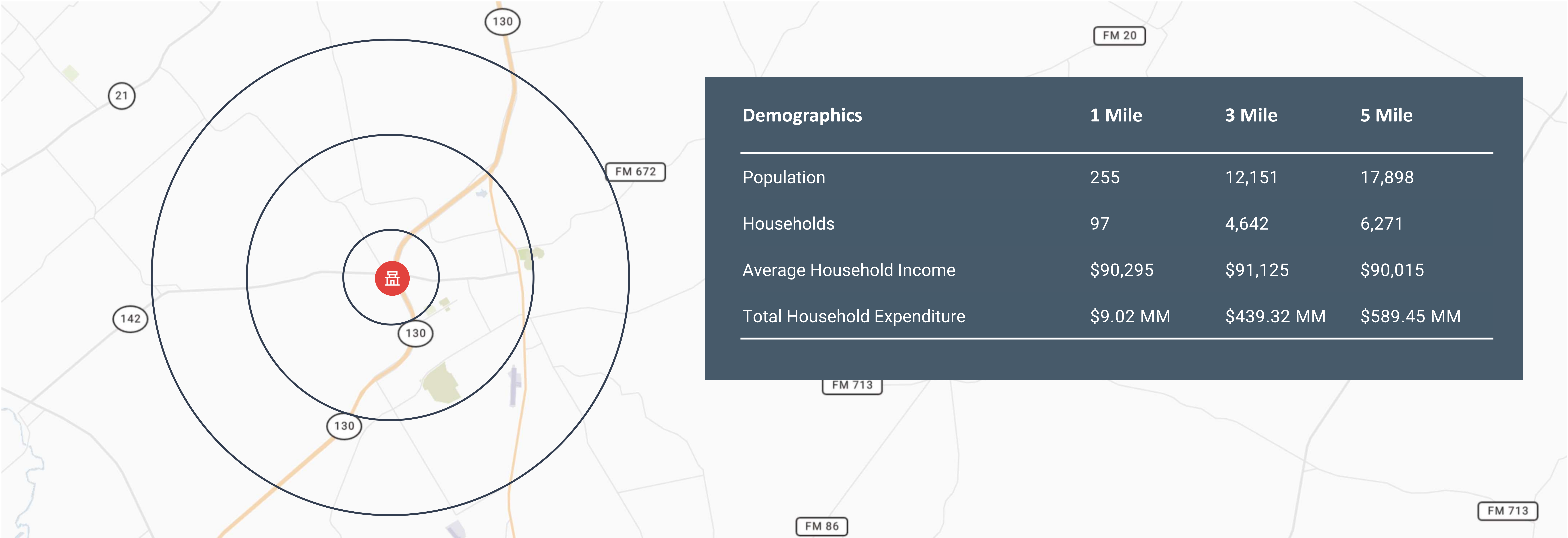
NEIGHBORING RETAILERS

- H-E-B
- Walmart Supercenter
- Dollar Tree
- Chrysler Jeep Dodge Ram
- Tractor Supply Co.
- McDonald's
- Taco Bell
- Whataburger
- Wendy's
- Family Dollar



LOCATION OVERVIEW

7-ELEVEN LOCKHART, TX



LOCATION OVERVIEW

7-ELEVEN LOCKHART, TX



Lockhart
Texas

19,000+
Population

\$67,252
Median Household Income

Annual Population
Growth

10.9%

Fastest-Growing U.S.
County

#9

Lockhart is a rapidly growing Central Texas community located along the SH-130 toll corridor with direct connectivity to Austin, San Marcos, and San Antonio.

Known for its historic charm, accessible cost of living, and strong employment base, the city has become an attractive destination for families, businesses, and major developers seeking proximity to the region’s economic centers without the congestion or cost of larger metros.

Situated between Austin (30 miles) and San Antonio (60 miles), capturing regional commuter, logistics, and tourism activity.

Lockhart’s population has climbed to approximately 19,000 residents in 2025 —an

increase of nearly 30% since 2020—supported by steady in-migration, new subdivisions, and significant institutional investment across education, healthcare, and infrastructure. The city’s economic landscape is anchored by major regional drivers including Lockhart ISD (6,600+ students), Austin Community College’s expanding workforce programs, and multiple medical providers that support the broader Caldwell County area. The community also benefits from its position within the Austin–San Antonio corridor, giving businesses access to two of Texas’s strongest labor markets and providing residents efficient commuter access via SH-130, U.S. 183, and SH-142. Tourism plays a meaningful role in the local economy as well, driven by Lockhart’s designation as the “Barbecue Capital of Texas,” its historic downtown square, and annual cultural events that attract visitors from across the country. Recent development momentum has further accelerated Lockhart’s growth trajectory. Major industrial projects—including RealCold’s new 312,000-square-foot cold-storage facility and the planned multi-gigawatt Tract data center campus—are creating new employment opportunities and expanding the city’s tax base. On the residential side, two master-planned communities totaling more than 6,000 homes are underway, positioning Lockhart to accommodate long-term population growth and increasing demand for retail, services, and daily-needs operators. City leadership continues to support economic development through strategic planning, downtown reinvestment initiatives, and infrastructure upgrades, ensuring that Lockhart remains well-positioned for sustained growth well into the next decade.

IN THE NEWS

7-ELEVEN LOCKHART, TX

New RealCold Facility Brings Cold Storage to Lockhart

LOCKHART ECONOMIC DEVELOPMENT CORPORATION, MAY 2, 2025
(LOCKHART EDC)

“RealCold, a national leader in temperature-controlled logistics, celebrated the grand opening of its new 312,000-square-foot cold storage facility in Lockhart on Thursday.”

The state-of-the-art facility brings more than 100 quality jobs and anchors Lockhart’s industrial corridor along SH-130, serving food producers and distributors across Central Texas. With 38,000 pallet positions and flexible temperature zones, the project expands the city’s tax base and strengthens its role as a logistics hub between Austin and San Antonio. Local officials called the opening a “promise of opportunity” expected to spur further industrial and retail investment.

EXPLORE ARTICLE

City Council Advances Development and Tourism

ANTHONY COLLINS, NOVEMBER 25, 2025 (LOCKHART POST-REGISTER)

“The Lockhart City Council addressed a wide slate of development, economic, and organizational items during its Nov. 18 meeting, creating a new Downtown and Tourism Department.”

Council adopted 2025–26 economic development goals focused on business recruitment, workforce training, infrastructure, and tourism while establishing a new Downtown and Tourism Department and Tourism Advisory Board. Staff cited population estimates nearing 18,600 residents—up roughly 29% since 2020—and said the structure will help manage rapid growth and maximize economic benefits from visitors and new employers.

EXPLORE ARTICLE

New Data Center Planned for Lockhart in 2028

LINA FISHER, MAY 15, 2025 (AUSTIN MONITOR)

“Only a few weeks after Austin City Council passed a resolution requiring various regulations on artificial intelligence operations, a new 2-gigawatt data center is coming to Lockhart.”

Developer Tract has assembled about 1,500 acres in Caldwell County for a multi-gigawatt “megasite” near Lockhart, with state officials touting the project’s potential to deliver hundreds of high-wage tech jobs and major infrastructure upgrades. The campus is expected to attract AI and cloud-computing tenants, expand the tax base, and reinforce Lockhart’s emergence as a strategic growth node along the Austin–San Antonio technology corridor.

EXPLORE ARTICLE

Lockhart, TX Population & Growth - 2025 Update

TEXAS-DEMOGRAPHICS.COM, JANUARY 2025

“Lockhart’s population has grown to roughly 19,000 residents as of 2025, placing it among the faster-growing small cities in Central Texas.”

The city’s population has increased nearly 30% since 2020, with median age in the late-30s and household incomes in the mid-\$60,000s. Analysts attribute continued growth to new subdivisions, affordability, and in-migration from the Austin–San Antonio corridor, noting that rising residential and employment expansion is fueling stronger retail demand—especially for daily-needs and fuel-oriented tenants along SH-130.

EXPLORE ARTICLE

Lockhart Enters Bold New Era with Twin Master Planned Communities

POST-REGISTER STAFF, JULY 8, 2025 (LOCKHART POST-REGISTER)

“Earlier this week, Red Oak Development Group officially broke ground on Moxie, a 589-acre master-planned community to be located east of Wal-Mart.”

Moxie will bring hundreds of single-family homes plus parks and trails, while Wilson Capital’s 932-acre Blue Sky development near SH-130 is planned for roughly 3,650 homes, retail, medical office, and 130 acres of green space. Combined, the projects could add more than 6,000 homes and increase Lockhart’s population by 30–40% over the next decade, supporting sustained demand for essential retail, fuel, and services along major commuter corridors.

EXPLORE ARTICLE

Lockhart: The Barbecue Capital of Texas

TEXAS A&M TRERC, NOVEMBER 18, 2025 (TEXAS REAL ESTATE RESEARCH CENTER)

“Lockhart’s designation as the Barbecue Capital of Texas continues to draw visitors from across the country to its historic downtown and legendary smokehouses.”

The report highlights iconic restaurants such as Kreuz Market, Smitty’s Market, and Black’s Barbecue and notes that tourism has become a major economic engine supporting local retailers, lodging, and service businesses. It links Lockhart’s rising barbecue fame with broader population, housing, and industrial growth, reinforcing the city’s evolution from a day-trip destination to a full regional hub.

EXPLORE ARTICLE

Lockhart Near Austin Aims to Redevelop Parts of Its Downtown

JUSTIN SAYERS, NOVEMBER 14, 2025 (AUSTIN BUSINESS JOURNAL)

“Texas’ Barbecue Capital aims to redevelop part of its downtown, with Lockhart scheduling a series of public meetings to help shape the project.”

Plans call for multi-block improvements including streetscape upgrades, mixed-use development, and restoration of historic buildings to attract retailers, restaurants, and residents to the city center. Officials say the project is intended to capture spillover growth from the Austin metro, strengthen tourism, and boost Lockhart’s tax base while preserving its historic small-town character.

EXPLORE ARTICLE

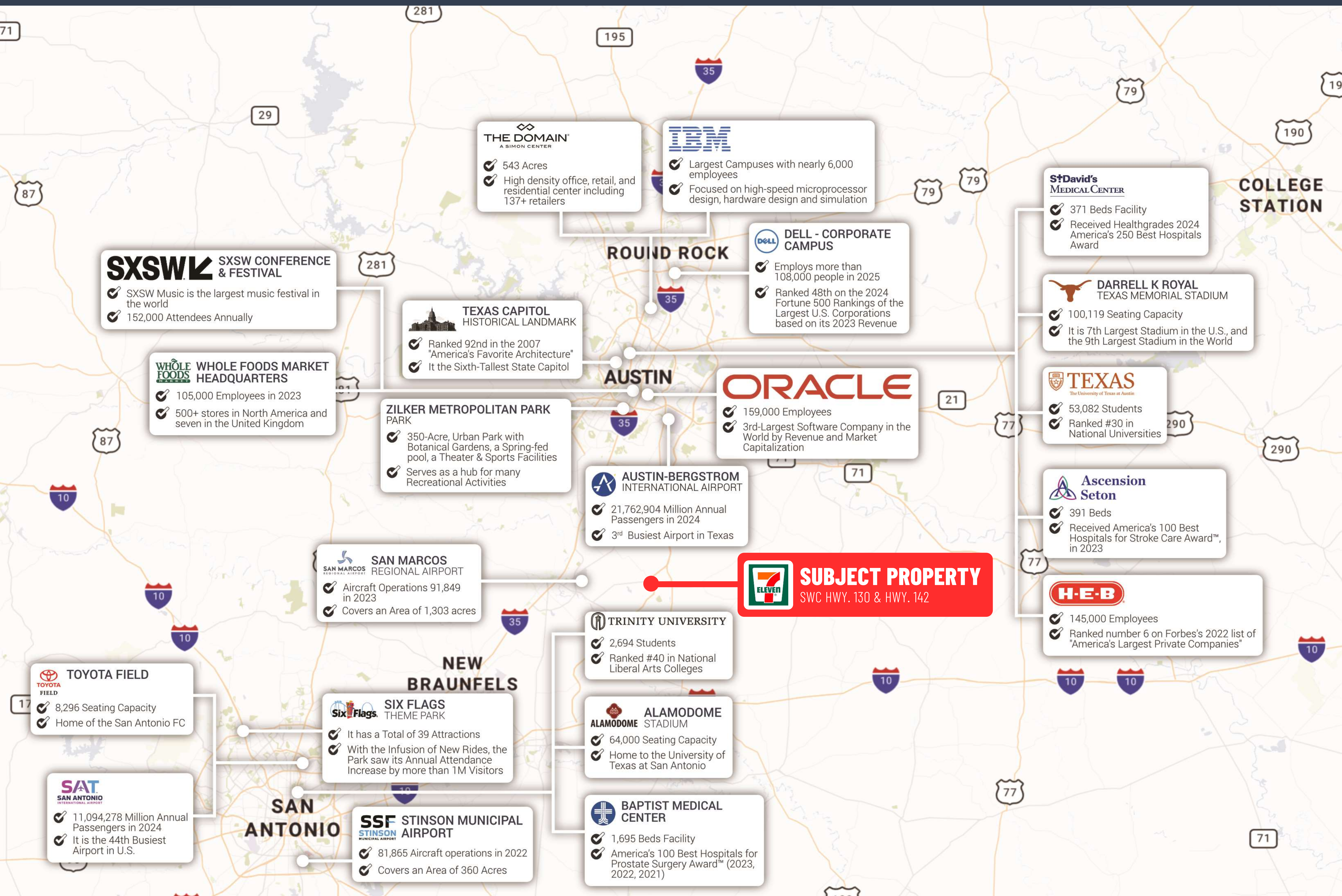
7-Eleven Plans 1,300 New Larger-Format Stores in North America by 2030

RETAIL TOUCHPOINTS STAFF, AUGUST 7, 2025 (RETAIL TOUCHPOINTS)

“Seven & i Holdings has announced plans to add about 1,300 new larger-format 7-Eleven stores in North America by its 2030 fiscal year.”

The company intends to open about 200 stores per year and pair many new locations with upgraded foodservice, on-site restaurants, and expanded digital capabilities such as 7NOW delivery. Executives say the investment is part of a broader restructuring aimed at higher-margin offerings and increased store footprints, reinforcing 7-Eleven’s long-term growth outlook and appeal as a creditworthy net-lease tenant.

EXPLORE ARTICLE



CALL FOR ADDITIONAL INFORMATION

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Suite 200
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CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

7-ELEVEN LOCKHART, 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.