

100% Bonus Depreciation



7-Eleven (Speedway)
Large Format Superstore | 6.93-Acres
2601 N Hervey St, Hope, AR 71801

**20-Year
Primary Term**

\$8,979,000 | 5.00% CAP

- ✓ **Rare 20-Year, Absolute NNN Lease:** Projected Opening August 2026 | 10% Rent Bumps Every 5-Years During Primary Term and Option Periods
- ✓ **Large Format 7-Eleven Travel Center:** 14 Fueling Pumps, 6 High-Speed Diesel Lanes, 74 Total Parking Spaces (41 Auto / 33 Truck)
- ✓ **Located Along I-30 (32K VPD):** Primary Corridor Connecting Dallas-Fort Worth & Little Rock | 19K+ Daily Truck Traffic | Across from Walmart Supercenter (2.6M+ Visitors/Year)
- ✓ **Regional Economic Growth:** Benefiting from South Arkansas' Emerging Lithium Hub, Tyson Foods \$70M, 130K SF Hatchery, and Hope Baking Co. \$37M Expansion, Driving Job Creation & Increased Housing Demand
- ✓ **Low Price Point 7-Eleven Truckstop Site with Limited Competition** | Closest Travel Stop Over 18 Miles Away

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 (SPEEDWAY) HOPE, AR



\$8,979,000

5.00% CAP

Subject Property as of 7/22/26



CONTACT FOR DETAILS

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Arkansas BOR: Henry Kelley
License #: EB00005649

NOI

\$448,939

Building Area

± 4,824 SF

Land Area

± 6.93 AC

Year Built

2026

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Store Opening: August 2026**
- ✓ **Brand New 20-Year Absolute NNN Lease** with 10% rental increases every 5-years during the primary term and options
- ✓ **Large-Format 7-Eleven Superstore** – Situated on a 6.93-acre parcel, this travel center-style location features 14 fueling pumps, 6 diesel fueling lanes, and 74 total parking spaces (41 auto / 33 truck).
- ✓ **Located on I-30 (32,000+ VPD), a Major Thoroughfare Connecting Dallas, TX to Little Rock, AR**, the subject property benefits from easy interstate access and strong positioning across from Walmart Supercenter with over 2.6M annual visitors.
- ✓ **Strong Regional Trucking Activity Drives Elevated Diesel Demand**, with this site offering unparalleled access to the National Truck Network via I-30 (19,000+ trucks/day) and the nearest competing travel stop over 18 miles away.
- ✓ **Expanding Trade Area** – With over 400 businesses operating and 8,500+ residents within a 3-mile radius, driving consistent daytime traffic and serving as a natural stopping point for travelers moving between Dallas-Fort Worth and Little Rock.
- ✓ **Southwest Arkansas is Experiencing Rapid Economic Growth**, emerging as one of the nation's top lithium hubs while supporting major regional investment – including Tyson Foods \$70M, 130,000 SF hatchery and Hope Baking Company's \$37M expansion.
- ✓ **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. There is ensured financial stability & it has a strong tenant profile for investors because it is backed by an "A-" credit rating from S&P.

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 (SPEEDWAY) HOPE, AR

7-Eleven

REVENUE
\$81.3B

CREDIT RATING
S&P: A-

Stock Ticker
SVNDY

LOCATIONS
85,000+

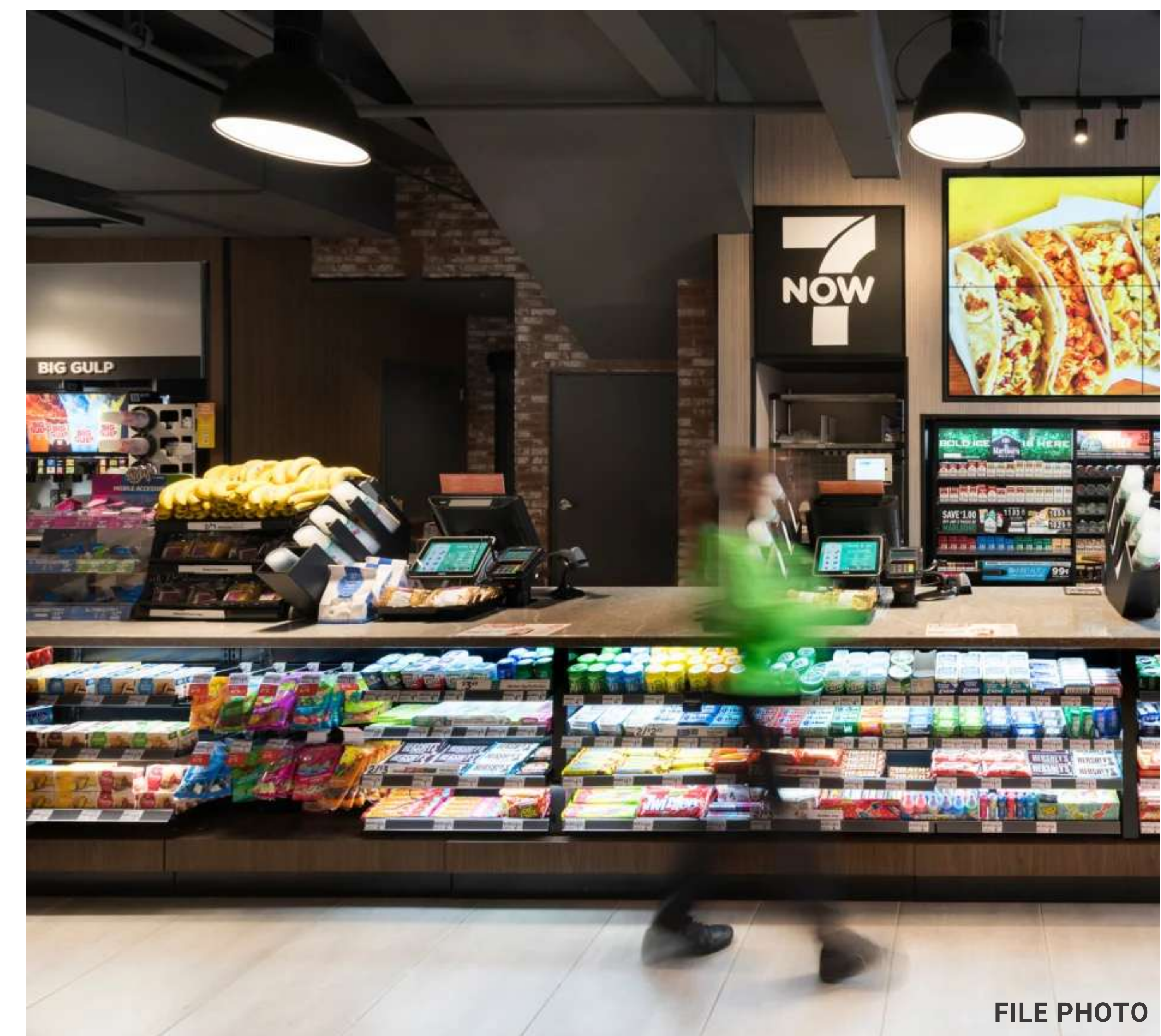


7-eleven.com

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 15,300 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

IN THE NEWS

7-ELEVEN (SPEEDWAY) HOPE, AR



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.

- 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.

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



7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (CSTORE DIVE)

The remodels will use 7-Eleven's "new standard" store design, the large format, food-focused design that the retailer revealed in late 2024.

This adds to the **1,300 NTIs** under this format 7-Eleven was already planning to open by 2030 — a blueprint that remains in place, according to the presentation.

Seven & i continues to emphasize that 7-Eleven is on pace to hit its **target growth** even as the convenience retailer is once again set to close more stores than it opens across North America through this fiscal year.

When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the success of those sites, the retailer is upping the ante, as it will start converting older locations to the **modern design**. In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must "fundamentally improve existing stores first."

Setting out to remodel over half of its **13,000 c-stores** across North America underscores leadership's confidence in the new standard c-store design. According to the presentation, these locations yield about **30%** more traffic after one year and are expected to yield **44% more sales** than 7-Eleven's traditional stores after four years.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN (SPEEDWAY)HOPE, AR

Initial Lease Term	20 Years, Plus (3), 5-Year Options to Renew
Rent Commencement	10-Aug-26
Lease Expiration	10-Aug-46
Lease Type	Absolute NNN Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$448,939.56
Annual Rent YRS 6-10	\$493,833.60
Annual Rent YRS 11-15	\$543,216.96
Annual Rent YRS 16-20	\$597,538.56
Option 1	\$657,292.44
Option 2	\$723,021.72
Option 3	\$795,323.88

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BONUS DEPRECIATION

7-ELEVEN (SPEEDWAY) HOPE, AR



100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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SUBJECT PROPERTY

2601 N. HERVEY ST.

278

N HERVEY STREET
±16,948 VPD

29^B



278

N HAZEL STREET
±9,376 VPD



Holiday Inn
BY IHG

verizon



BILL CLINTRON DRIVE
±7,928 VPD

INTERSTATE
30

±32,000 VPD

BUSINESS
278^B



cricket



29^B

BUSINESS
278^B

278

174



73

US HIGHWAY 67
±9,339 VPD

67

SPRINGHILL DRIVE
±3,587 VPD

174



S MAIN STREET
±8,129 VPD

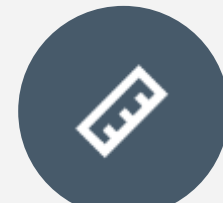
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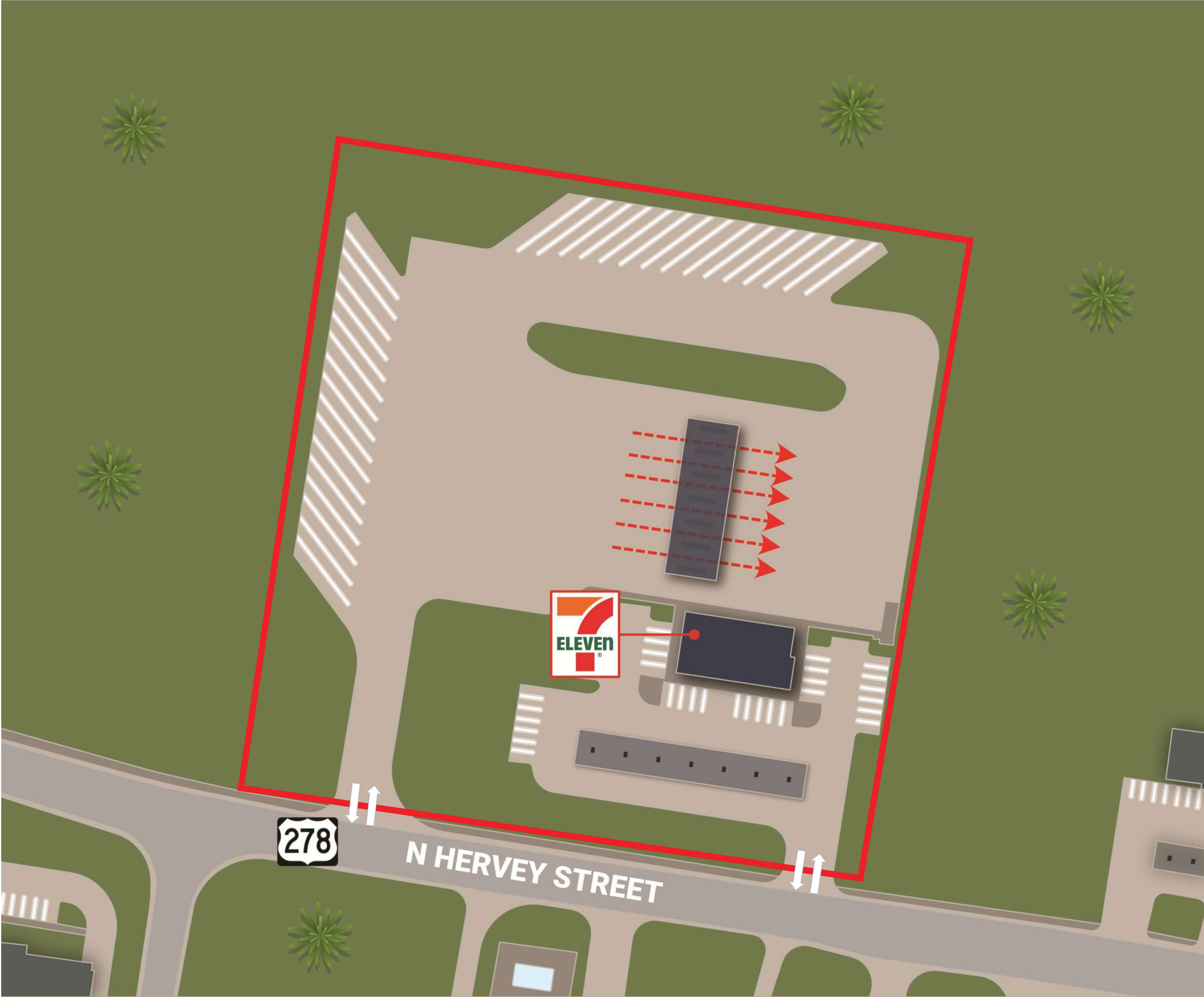
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ROSTON ROAD
±4,454 VPD

SITE OVERVIEW

7-ELEVEN (SPEEDWAY) HOPE, AR

	Year Built	2026
	Building Area	±4,824 SF
	Land Area	±6.93 AC
	Fueling Positions	14
	Diesel Positions	6
	Parking Spaces	74



NEIGHBORING RETAILERS

- Walmart Supercenter
- Dollar Tree
- Anytime Fitness
- Super 1 Foods
- Harbor Freight
- Atwoods
- Piggly Wiggly
- Dollar General
- Family Dollar



CONSTRUCTION PROGRESS AS OF JULY 22, 2026

7-ELEVEN (SPEEDWAY) HOPE, AR



SITE OVERVIEW

7-ELEVEN (SPEEDWAY) HOPE, AR



SUPER STORE COMPARISON

Prototypical 7-Eleven

3,000-4,000 SF C-Store



10 Fueling Positions



No Diesel



25 Total Parking Spaces



25 Auto Parking Spaces



No Truck Parking Spaces



VS

Subject Property

4,824 SF Super Store



14 Fueling Positions



6 Diesel Positions



74 Total Parking Spaces



41 Auto Parking Spaces



33 Truck Parking Spaces

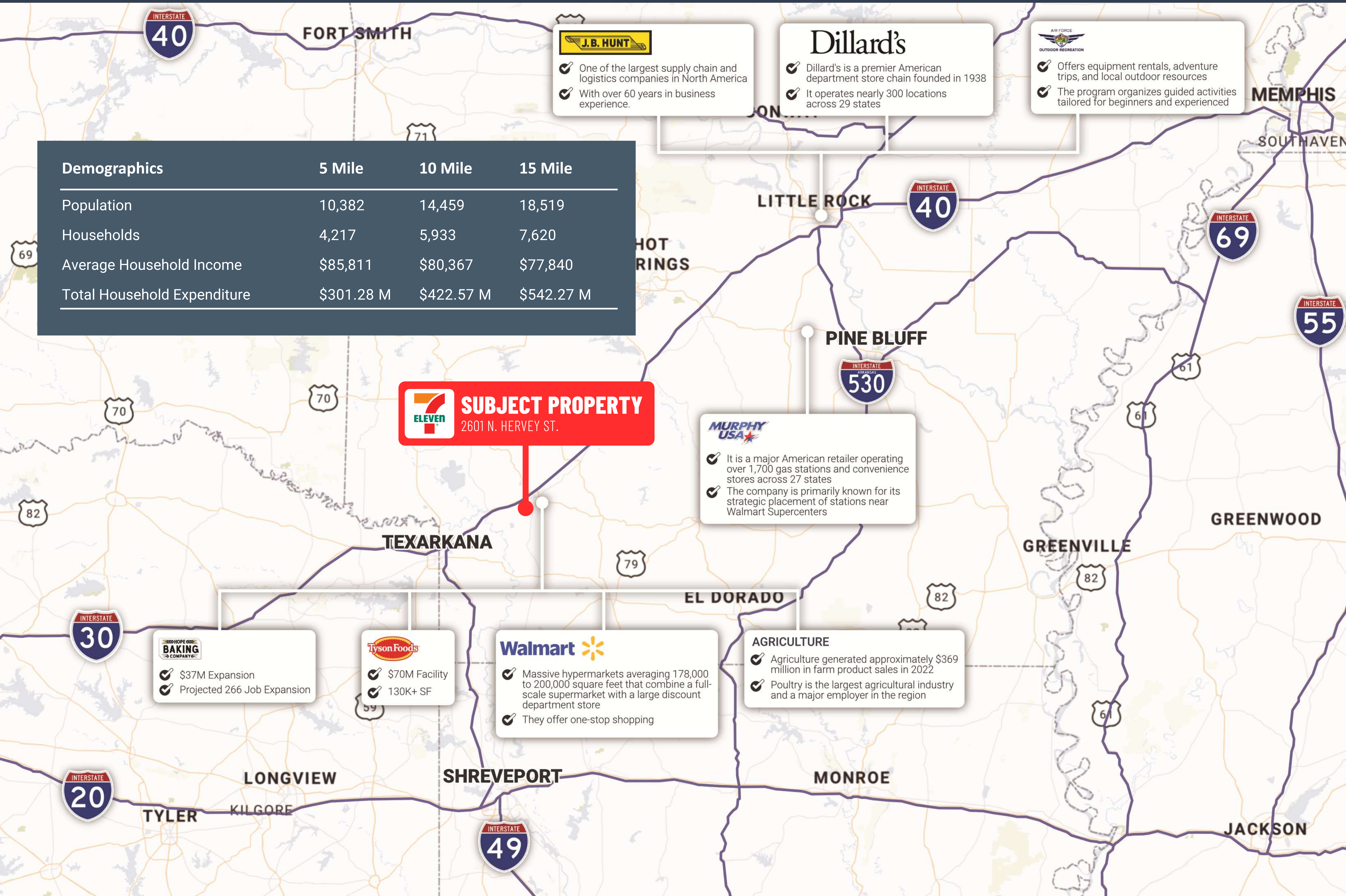


HOPE ECONOMIC DRIVERS

7-ELEVEN (SPEEDWAY) HOPE, AR



Demographics	5 Mile	10 Mile	15 Mile
Population	10,382	14,459	18,519
Households	4,217	5,933	7,620
Average Household Income	\$85,811	\$80,367	\$77,840
Total Household Expenditure	\$301.28 M	\$422.57 M	\$542.27 M



J.B. HUNT

- One of the largest supply chain and logistics companies in North America
- With over 60 years in business experience.

Dillard's

- Dillard's is a premier American department store chain founded in 1938
- It operates nearly 300 locations across 29 states

AIR FORCE OUTDOOR RECREATION

- Offers equipment rentals, adventure trips, and local outdoor resources
- The program organizes guided activities tailored for beginners and experienced

7-ELEVEN **SUBJECT PROPERTY**
2601 N. HERVEY ST.

MURPHY USA

- It is a major American retailer operating over 1,700 gas stations and convenience stores across 27 states
- The company is primarily known for its strategic placement of stations near Walmart Supercenters

HOPE BAKING COMPANY

- \$37M Expansion
- Projected 266 Job Expansion

Tyson Foods

- \$70M Facility
- 130K+ SF

Walmart

- Massive hypermarkets averaging 178,000 to 200,000 square feet that combine a full-scale supermarket with a large discount department store
- They offer one-stop shopping

AGRICULTURE

- Agriculture generated approximately \$369 million in farm product sales in 2022
- Poultry is the largest agricultural industry and a major employer in the region

LOCATION OVERVIEW

7-ELEVEN (SPEEDWAY) HOPE, AR



Texarkana Arkansas

 **147,000**
Population

 **\$58,000**
Median Household Income



Hope Distance
to Texarkana

30 MILES

I-30 Daily Truck
Traffic Through
Hope

19,000+

Hope, Arkansas, the seat of Hempstead County in southwest Arkansas, sits along the I-30 corridor roughly 30 miles northeast of Texarkana and about 120 miles southwest of Little Rock. Hope serves as a regional economic hub, anchored by poultry processing, manufacturing (steel joists, auto parts, audio equipment, and molded plastics), timber, and agriculture. Its position on I-30 provides efficient freight and travel access between the Little Rock and Dallas-Fort Worth metro areas, giving residents small-town affordability and community character while remaining connected to broader regional commerce along the corridor.

Texarkana, AR

Texarkana is a two-state twin-city metro along I-30, the Texarkana MSA serves roughly 147,000 total residents with a diversified economy anchored by defense, healthcare, manufacturing, education, and freight logistics. The market benefits from a stable employment base, steady regional demand, and ongoing public and private investment that supports long-term economic resilience and continued regional growth over these years.

Major employers include Red River Army Depot with over 3,500 positions, Cooper Tire with roughly 1,800 employees, and Christus St. Michael Health System with about 1,900 employees. Texas A&M-Texarkana, Domtar Paper, and the Depot—the U.S. Army's largest ammunition and combat vehicle overhaul installation—support employment, research, and business development throughout the region.

Texarkana's healthcare network is anchored by two hospital systems, Christus St. Michael Health System and Wadley Regional Medical Center, together providing hundreds of beds and drawing patients and medical staff from across the Ark-La-Tex area. Red River Army Depot employs about 3,500 workers and, together with nearby defense contractors, supports more than 9,000 related jobs in the region.

Interstate 30 (I-30)

The I-30 corridor through Hope functions as a critical southwest-northeast route for Arkansas, carrying interstate freight and travel traffic and linking the region to hubs such as Texarkana, Little Rock, and Dallas-Fort Worth, with connections toward Shreveport and the broader Ark-La-Tex trade network. Hope's location directly on I-30 gives local manufacturers and distributors efficient highway access without the congestion typical of larger metro interchanges.

TENANT OVERVIEW

7-ELEVEN (SPEEDWAY) HOPE, AR



7 FLEET DIESEL NETWORK

Trucking infrastructure, fleet-card economics, and certified scales driving diesel demand at the subject property

7-Eleven is building a nationwide diesel platform for professional drivers by combining truck-diesel infrastructure, ample parking, food service, and fleet-card controls into one networked offering — and the Hope, AR site is built to the large-format 7FLEET prototype, not a standard c-store footprint.



BUILT FOR PROFESSIONAL DRIVERS

-  **Dedicated diesel infrastructure** — high-flow diesel lanes, dedicated canopies, and DEF availability built for long-haul trucks, not retrofitted for them.
-  **Fleet-card spend controls** — online/mobile management, fuel-only limits, time-of-day limits, dollar caps, and location blocks reduce misuse and improve driver accountability.
-  **Driver ID and odometer prompts** — built into the fueling transaction to improve mileage tracking and reduce fraud across the network.
-  **Site fits the prototype** — 6 high-speed diesel lanes and 33 dedicated truck parking spaces position Hope to capture loyal, network-driven fleet traffic along I-30.

7FLEET DIESEL



CAT SCALE – CERTIFIED WEIGHING

CAT Scale provides drivers with reliable, DOT-compliant certified weight tickets — marked by the black-and-gold signage professional drivers look for at every stop.

On-site certified scales are a strong driver-choice factor: they convert a fuel stop into a required stop, increasing dwell time and in-store spend.

With the nearest competing travel stop over 18 miles away, a CAT Scale here would be a meaningful differentiator for the site.



WHY IT MATTERS

Diesel throughput plus certified scales plus food/amenity traffic is the combination that drives both fuel-island revenue and in-store sales — the core investment thesis for a 7FLEET-format 7-Eleven on a high-volume interstate corridor like I-30.

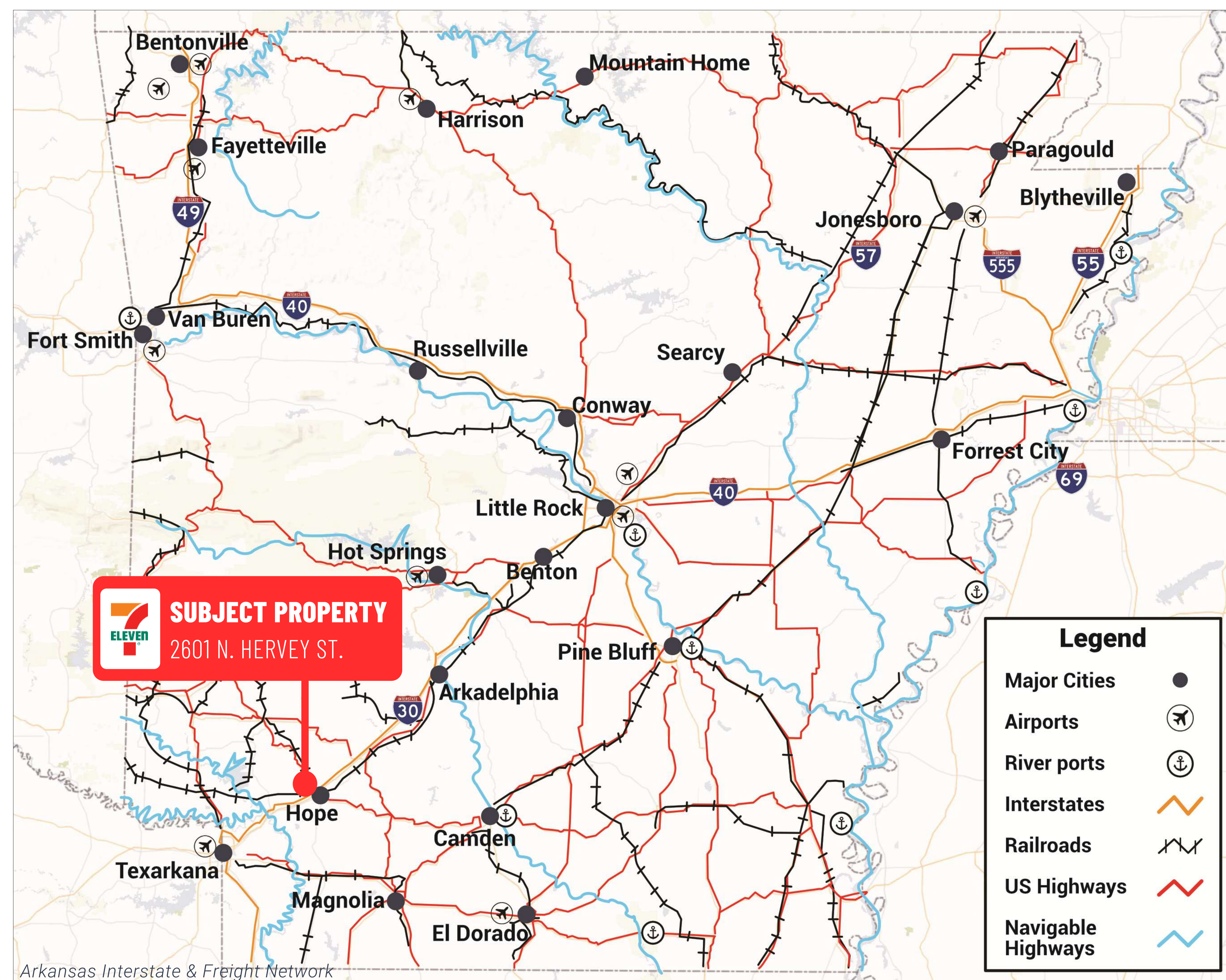
LOCATION OVERVIEW

7-ELEVEN (SPEEDWAY) HOPE, AR



ARKANSAS TRUCKING & DISTRIBUTION

Statewide freight infrastructure supporting elevated diesel demand along the I-30 corridor



Trucking & Distribution

- Arkansas is home to **80+ distribution centers** and **10 major trucking companies**, employing more than **52,000 people** statewide.
- Two Fortune 1000 transportation companies are headquartered in-state: **J.B. Hunt Transport Services** and **ArcBest**.
- **5 of Arkansas's 25 largest employers** are in transportation services, including J.B. Hunt, USA Truck, FedEx, and Union Pacific Railroad.

Interstates

- Arkansas has the nation's **12th-largest highway network**, positioned midway between Mexico City and Montreal.
- **I-40** runs east-west from North Carolina to California through the heart of the state; **I-55** links eastern Arkansas to St. Louis/Chicago and New Orleans.
- **I-30** — the corridor the subject property sits on — connects Arkansas to Dallas-Fort Worth and markets to the southwest, including Texas and Mexico.

80+

DISTRIBUTION CENTERS
STATEWIDE

52,000+

EMPLOYED IN
DISTRIBUTION & TRUCKING

12th

LARGEST HIGHWAY
NETWORK IN THE U.S.

5

OF THE LARGEST 25 EMPLOYERS IN
ARKANSAS ARE IN THE
TRANSPORTATION SERVICES SECTOR.

IN THE NEWS

7-ELEVEN (SPEEDWAY) HOPE, AR



Hope Earns AEDC 'Competitive Community' Designation

DECEMBER 18, 2025 (ARKANSAS ECONOMIC DEVELOPMENT COMMISSION)

The Arkansas Economic Development Commission announced that Hope is the latest city to complete the state's Competitive Communities Initiative process.

Governor Sarah Huckabee Sanders praised Hope's strong industrial base and workforce readiness, noting the designation positions the city to compete for new investment. Hempstead County Economic Development President Anna Lee Powell called it validation of more than forty years of intentional economic development work, citing millions in capital reinvestment.arkansasedc

EXPLORE ARTICLE

Hempstead County Receives Grant for Site Development

MAY 4, 2026 (HOPEPRESCOTT.COM)

Hempstead County received a state grant to assist with site development and other economic development needs.

The funding, part of a program launched in June 2024, reflects Arkansas's ongoing commitment to sustainable economic growth in rural communities. Secretary of Commerce Hugh McDonald highlighted the initiative as part of a broader statewide push to prepare communities like Hope for future industrial and commercial investment.hopeprescott

EXPLORE ARTICLE

Next Major Investment Could Start in Hempstead County

JUNE 9, 2026 (HEMPSTEAD COUNTY ECONOMIC DEVELOPMENT)

The next major investment could start in Hempstead County, according to local economic development officials.

With available industrial property positioned and ready, Hempstead County is prepared to support new large-scale investment projects, continuing a decades-long track record of successful business recruitment in Hope. The announcement builds on the county's recent Competitive Community designation and reflects ongoing momentum in the local industrial base.instagram

EXPLORE ARTICLE

New Millennium Restarts Former Steel Plant to Expand Hope Operations

MAY 29, 2026 (MAGNOLIA REPORTER)

New Millennium has restarted a former Commercial Metals steel plant in the Hope region, expanding its footprint in the construction materials market.

The purchase and restart of the facility facilitates New Millennium's plans to expand its presence in construction markets across the Southwest and West, reinforcing the I-30 corridor's role as an industrial manufacturing hub. The move follows the company's earlier multimillion-dollar investment in its existing Hope facility, underscoring sustained industrial growth in the region.magnoliareporter

EXPLORE ARTICLE

Companies Consider Expansion Projects at TexAmericas Center

JUNE 23, 2026 (KTBS)

Two companies are making multi-million-dollar investments in the Texarkana region by establishing manufacturing operations at TexAmericas Center.

The expansions add to the growing industrial base along the I-30 corridor, reinforcing Texarkana's position as a logistics and manufacturing hub within driving distance of Hope. TexAmericas Center, one of the nation's largest advanced manufacturing and rail-focused industrial parks, continues to attract new capital investment and job creation to the region.fourstatesliving+1

EXPLORE ARTICLE

Moran, Westerman Secure \$11 Million for Texarkana Regional Airport

FEBRUARY 4, 2026 (CONGRESSMAN NATHANIEL MORAN'S OFFICE)

Congressman Nathaniel Moran and Congressman Bruce Westerman announced that the Consolidated Appropriations Act of 2026 delivers \$11 million for Texarkana Regional Airport.

The funding supports airfield improvements that will enhance safety and expand access to developable airport property serving the bi-state region, including widening the primary taxiway and constructing a new taxi lane. The upgrades are expected to enable future hangar development and support continued economic growth along the I-30 corridor connecting Texarkana to Hope.moran.house

EXPLORE ARTICLE

Texarkana Leaders Prioritize Bi-State Growth and Infrastructure

APRIL 8, 2026 (KTAL NEWS)

Texarkana city leaders emphasize that ongoing collaboration between the Texas and Arkansas sides of the city is crucial for determining the region's future.

Both mayors reiterated that continued bi-state cooperation is essential to advancing numerous projects, including a proposed expansion of Texark Regional Airport to enhance economic growth and travel access. The leaders' shared focus underscores the I-30 corridor's growing importance as a regional economic engine benefiting nearby communities like Hope.ktalnews

EXPLORE ARTICLE

Texarkana Conference to Spotlight Lithium Industry Potential

JULY 6, 2026 (TEXARKANA GAZETTE)

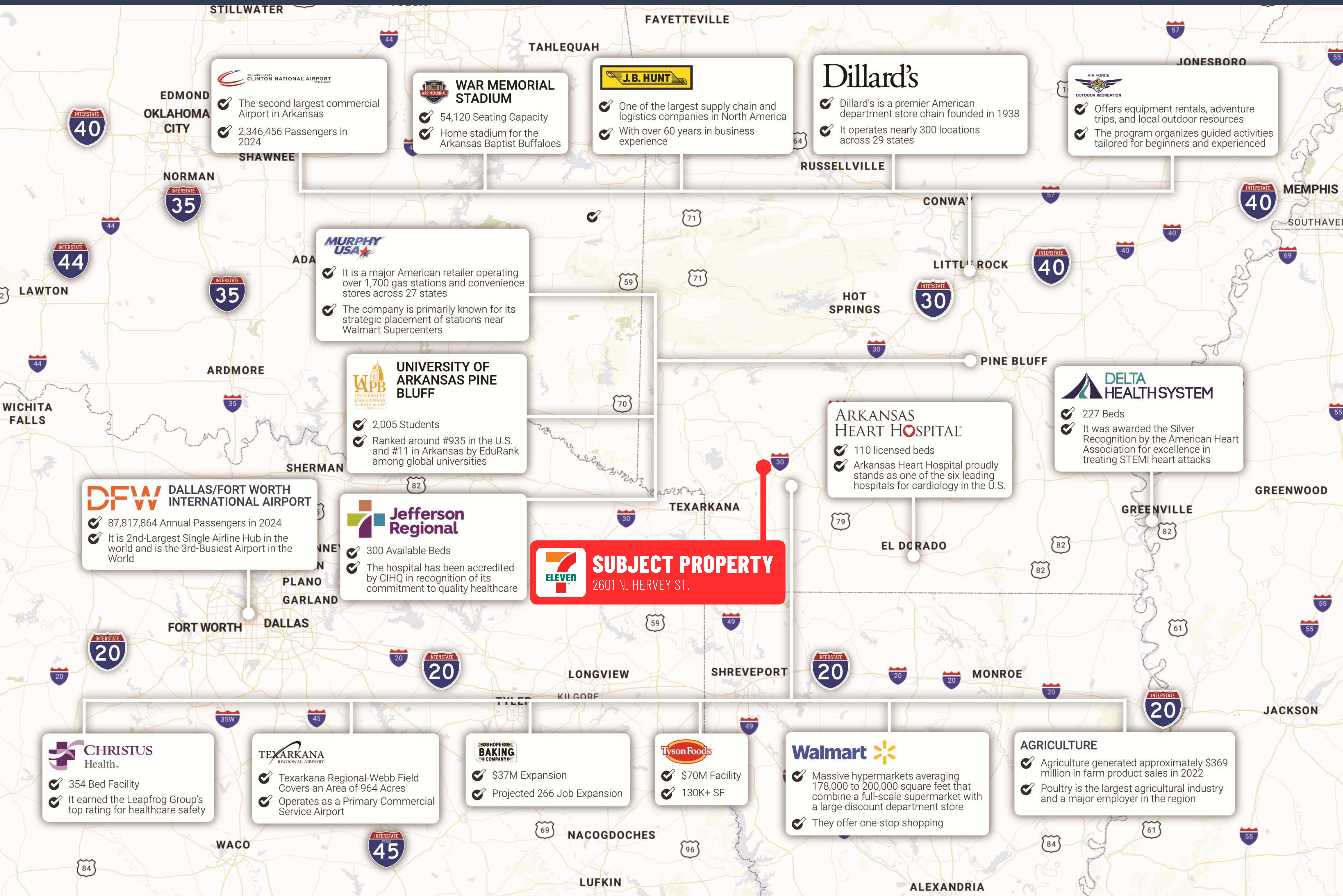
The Texarkana region's place in lithium development is the topic of conversation at an upcoming industry conference.

Hosted by the Texarkana USA Regional Chamber of Commerce, the "State of Lithium" event will feature panel discussions on the potential economic impact of a high-value metals industry building around the region's resources. The conference reflects growing investor interest in southwest Arkansas as a hub for emerging industrial sectors along the I-30 corridor.texarkanagazette

EXPLORE ARTICLE

METRO AREA

7-ELEVEN (SPEEDWAY) HOPE, AR



STILLWATER

FAYETTEVILLE

TAHLEQUAH

JONESBORO

EDMOND
OKLAHOMA CITY

CLINTON NATIONAL AIRPORT

- ✓ The second largest commercial Airport in Arkansas
- ✓ 2,346,456 Passengers in 2024

WAR MEMORIAL STADIUM

- ✓ 54,120 Seating Capacity
- ✓ Home stadium for the Arkansas Baptist Buffaloes

J.B. HUNT

- ✓ One of the largest supply chain and logistics companies in North America
- ✓ With over 60 years in business experience

Dillard's

- ✓ Dillard's is a premier American department store chain founded in 1938
- ✓ It operates nearly 300 locations across 29 states

AIR FORCE OUTDOOR RECREATION

- ✓ Offers equipment rentals, adventure trips, and local outdoor resources
- ✓ The program organizes guided activities tailored for beginners and experienced

NORMAN

RUSSELLVILLE

CONWAY

MEMPHIS

LAWTON

MURPHY USA

- ✓ It is a major American retailer operating over 1,700 gas stations and convenience stores across 27 states
- ✓ The company is primarily known for its strategic placement of stations near Walmart Supercenters

HOT SPRINGS

PINE BLUFF

ARDMORE

UNIVERSITY OF ARKANSAS PINE BLUFF

- ✓ 2,005 Students
- ✓ Ranked around #935 in the U.S. and #11 in Arkansas by EduRank among global universities

ARKANSAS HEART HOSPITAL

- ✓ 110 licensed beds
- ✓ Arkansas Heart Hospital proudly stands as one of the six leading hospitals for cardiology in the U.S.

DELTA HEALTHSYSTEM

- ✓ 227 Beds
- ✓ It was awarded the Silver Recognition by the American Heart Association for excellence in treating STEMI heart attacks

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- ✓ 87,817,864 Annual Passengers in 2024
- ✓ It is 2nd-Largest Single Airline Hub in the world and is the 3rd-Busiest Airport in the World

Jefferson Regional

- ✓ 300 Available Beds
- ✓ The hospital has been accredited by CIHQ in recognition of its commitment to quality healthcare

7-ELEVEN **SUBJECT PROPERTY**
2601 N. HERVEY ST.

TEXARKANA

EL DORADO

GREENVILLE

GREENWOOD

FORT WORTH

DALLAS

LONGVIEW

SHREVEPORT

MONROE

JACKSON

CHRISTUS Health

- ✓ 354 Bed Facility
- ✓ It earned the Leapfrog Group's top rating for healthcare safety

TEXARKANA REGIONAL AIRPORT

- ✓ Texarkana Regional-Webb Field Covers an Area of 964 Acres
- ✓ Operates as a Primary Commercial Service Airport

BAKING COMPANY

- ✓ \$37M Expansion
- ✓ Projected 266 Job Expansion

Tyson Foods

- ✓ \$70M Facility
- ✓ 130K+ SF

Walmart

- ✓ Massive hypermarkets averaging 178,000 to 200,000 square feet that combine a full-scale supermarket with a large discount department store
- ✓ They offer one-stop shopping

AGRICULTURE

- ✓ Agriculture generated approximately \$369 million in farm product sales in 2022
- ✓ Poultry is the largest agricultural industry and a major employer in the region

WACO

NACOGDOCHES

LUFKIN

ALEXANDRIA

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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