

100% Bonus Depreciation



7-Eleven

\$6,130,000 | 5.00% CAP

18971 Babcock Ranch Rd, North Fort Myers, FL (Fort Myers MSA) 33917

- ✓ **Absolute NNN Corporate Lease** with 10% Rent Bumps Every 5 Years
- ✓ **Strong Signalized Corner Location Along Two of the Region's Major Thoroughfares** SR 31 Connects the area to Fort Myers Proper
- ✓ **Just South of 18,000 Acre Babcock Ranch Development** which will accommodate 19,000 homes and 50,000 residents when completed
- ✓ **Strong Local Household Incomes** the average 1-mile household income exceeds \$150,000
- ✓ **Bonus Depreciation Eligible, Check with CPA**

Drive-in Boatwash

CUTWATER

FACTORY DIRECT SHOWROOM at modernstugs.com

SWEETWATER

LANDING

Manatee

& Eco River Tours

TEMPLE CHRISTIAN SCHOOL
(105 STUDENTS)

31 PRODUCE



VR

VAN ROEKEL
& ASSOCIATES INC



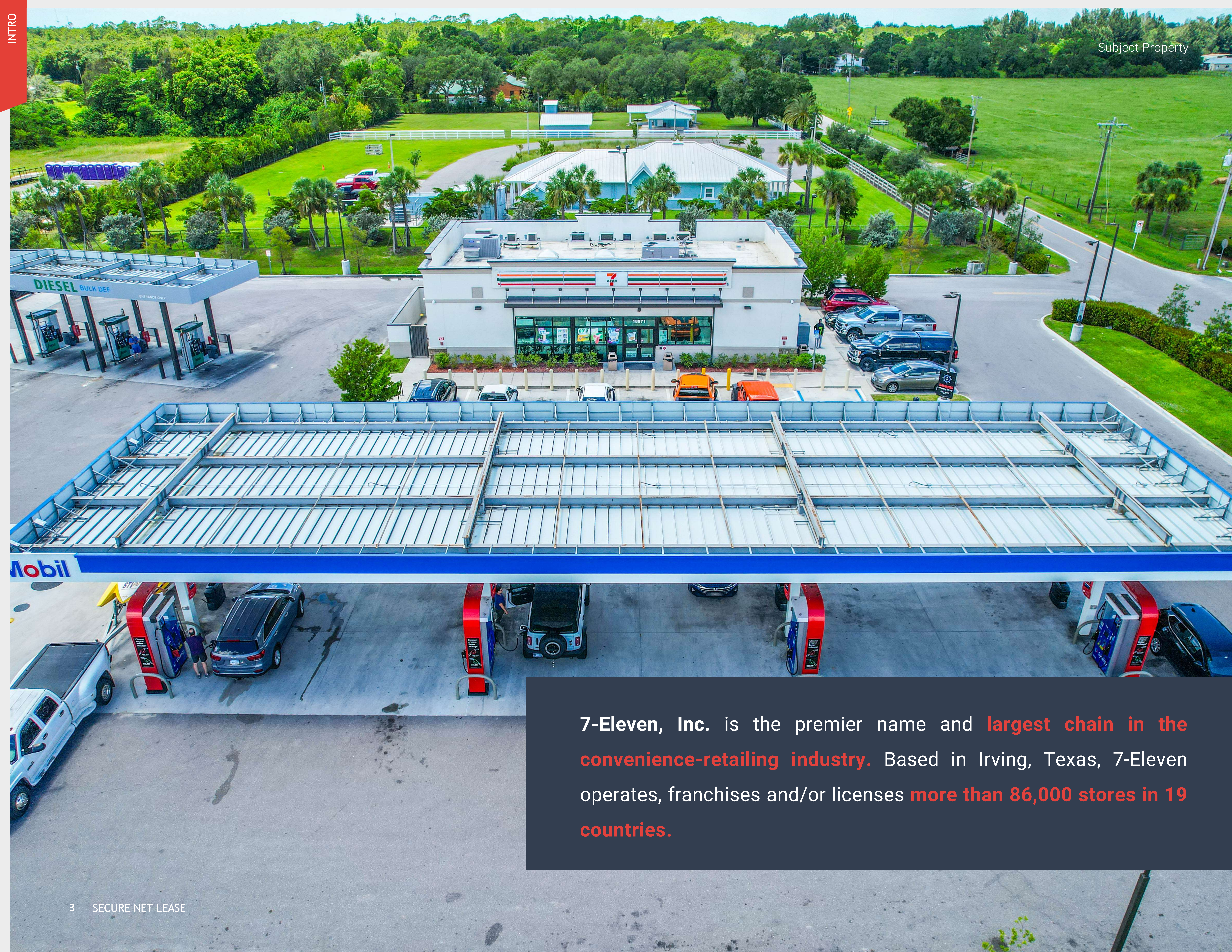
OLD BAYSHORE ROAD
(1,714 VPD)

SR 31
(14,117 VPD)



ROGERS
MARKET

BABCOCK RANCH
(18,000 Acres Planned - Approx 3-mi)



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 86,000 stores in 19 countries**.

INVESTMENT OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL

Subject Property



CONTACT FOR DETAILS

Matthew Scow

Executive Vice President
(214) 915-8888

mscow@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

FL Broker of Record: Stephen Noyola

License #: BK3051175

\$6,130,000

5.00% CAP

NOI

\$306,502

Building Area

±3,120 SF

Land Area

±1.84 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open & Operating** - Rent Commenced in August of 2020.
- ✓ **Approx. 9 Years Remaining on Absolute NNN** Corporate Lease with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Options.
- ✓ **Strong Signalized Corner Location Along Two of the Region's Major Thoroughfares** SR 31 Connects the area to Fort Myers Proper.
- ✓ **Just South of 18,000 Acre Babcock Ranch Development** which will accommodate 19,000 homes and 50,000 residents when completed
- ✓ **Strong Local Household Incomes** the average 1-mile household income exceeds \$150,000
- ✓ **Fort Myers and Cape Coral Anchor the Lee County MSA** featuring a population of more than 770,000 people
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 86,000 locations worldwide, including 13,000+ 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 NORTH FORT MYERS, FL

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3B

CREDIT RATING
S&P: A-

Stock Ticker
SVNDY

LOCATIONS
86,000+

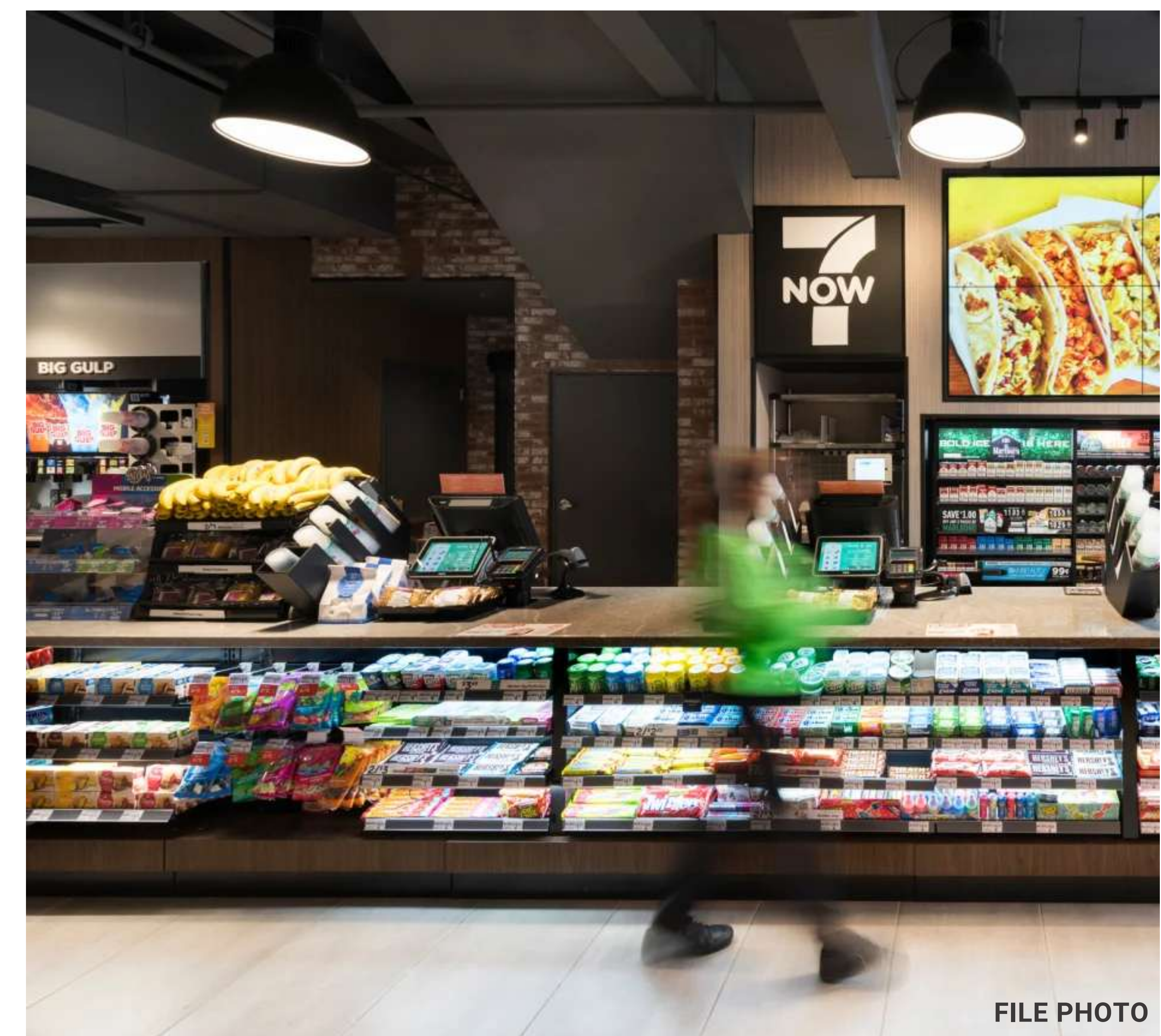


[7-eleven.com](https://www.7-eleven.com)

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 86,000 stores in 19 countries, of which more than 13,000 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

IN THE NEWS

7-ELEVEN NORTH FORT MYERS, FL

7-Eleven bets on store modernization and franchising to defend market leadership

DIANE ADAM, APRIL 27, 2026 (CSP DAILY NEWS)

7-Eleven must outpace rising competition and shifting consumer demands to retain its industry lead in convenience retail, parent company Seven & i Holdings Co. Ltd., Tokyo, said during an investor presentation Thursday.

The company said consumer behavior is shifting and is being driven by demand for value, fresh food and digital convenience. Competitive intensity is accelerating, the company said.

“What we need to do is clear, we are operating in an environment of rapid structural change,” Seven & i President and CEO Stephen Hayes Dacus said.

Dacus said that for the company to remain at the forefront of change, “we will accelerate our transformation, doubling down on our strengths and sharpening what differentiates us—in doing so we will be our customer’s first choice for convenience.”

7-Eleven plans to convert 2,600 corporate stores to franchise models between 2025 and 2030, with roughly 390 conversions targeted for 2026.

During the presentation, interim 7 -Eleven co-CEO Stan Reynolds, president, echoed these sentiments. Reynolds said that 7-Eleven has led this industry for decades but sustaining that leadership requires “constant” reinvention.

“We have entered a decisive inflection point in the business,” he said. “Our portfolio is being simplified, our strategic focus being sharpened and accountability across the organization is clearer than it has ever been.”

Reynolds said the actions 7-Eleven is taking are deliberate and forward looking.

These actions are “designed to strengthen the business and position 7-Eleven for sustainable growth and improve returns,” Reynolds said.

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



EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	August 2020
Lease Expiration	August 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in both Primary Term & Options
Annual Rent YRS 1-5	\$278,637.00
Annual Rent YRS 6-10*	\$306,501.96
Annual Rent YRS 11-15	\$337,152.00
Option 1	\$370,866.00
Option 2	\$407,954.00
Option 3	\$448,749.00
Option 4	\$493,623.00

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.



BONUS DEPRECIATION

— 7-ELEVEN NORTH FORT MYERS, FL —

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

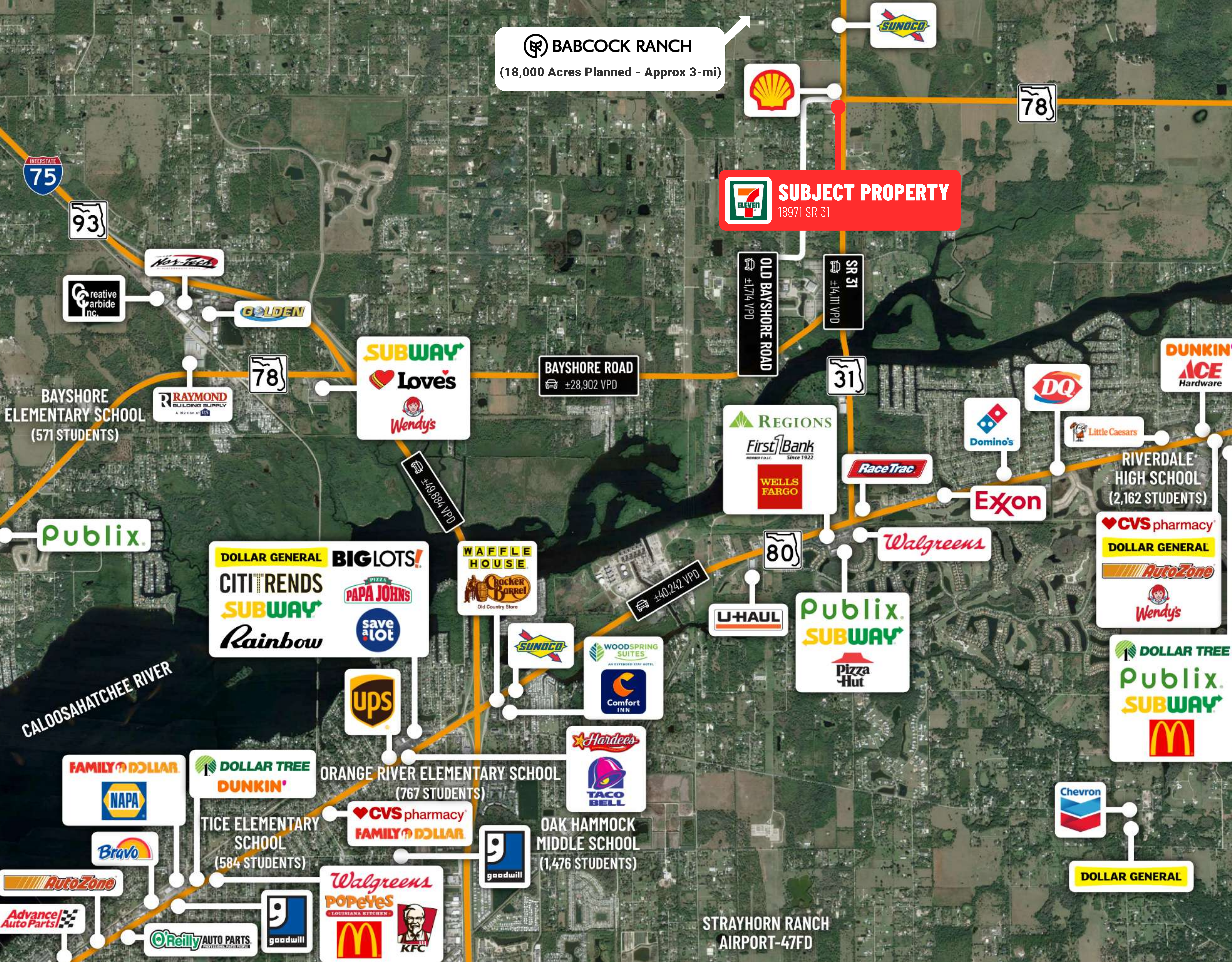
- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor 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.



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. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.

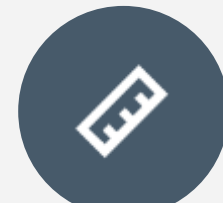
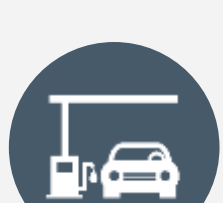
 **BABCOCK RANCH**
(18,000 Acres Planned - Approx 3-mi)

 **SUBJECT PROPERTY**
18971 SR 31



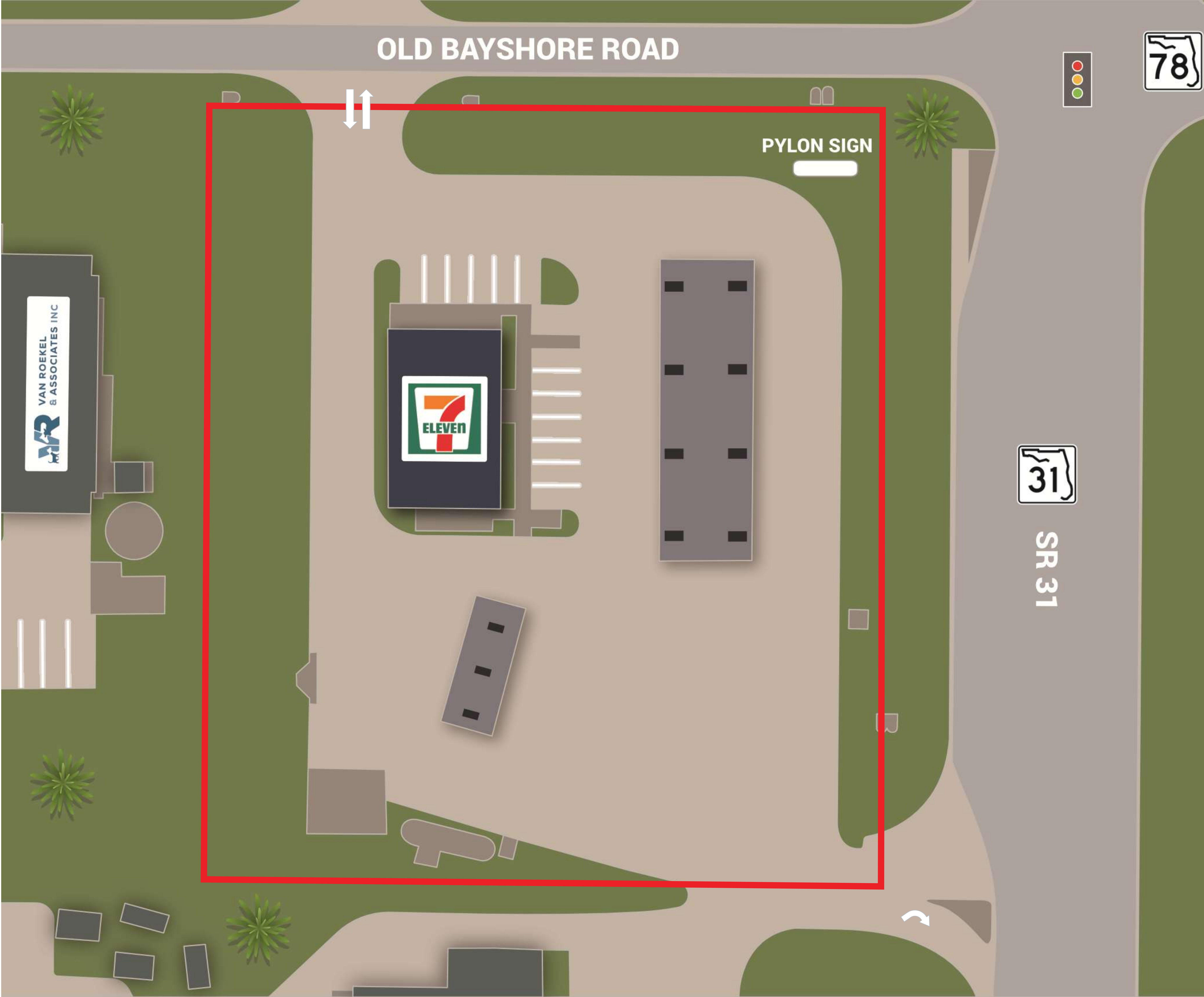
SITE OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL

	Year Built	2020
	Building Area	±3,120 SF
	Land Area	±1.84 AC
	Pumps	11
	Fueling Positions	22

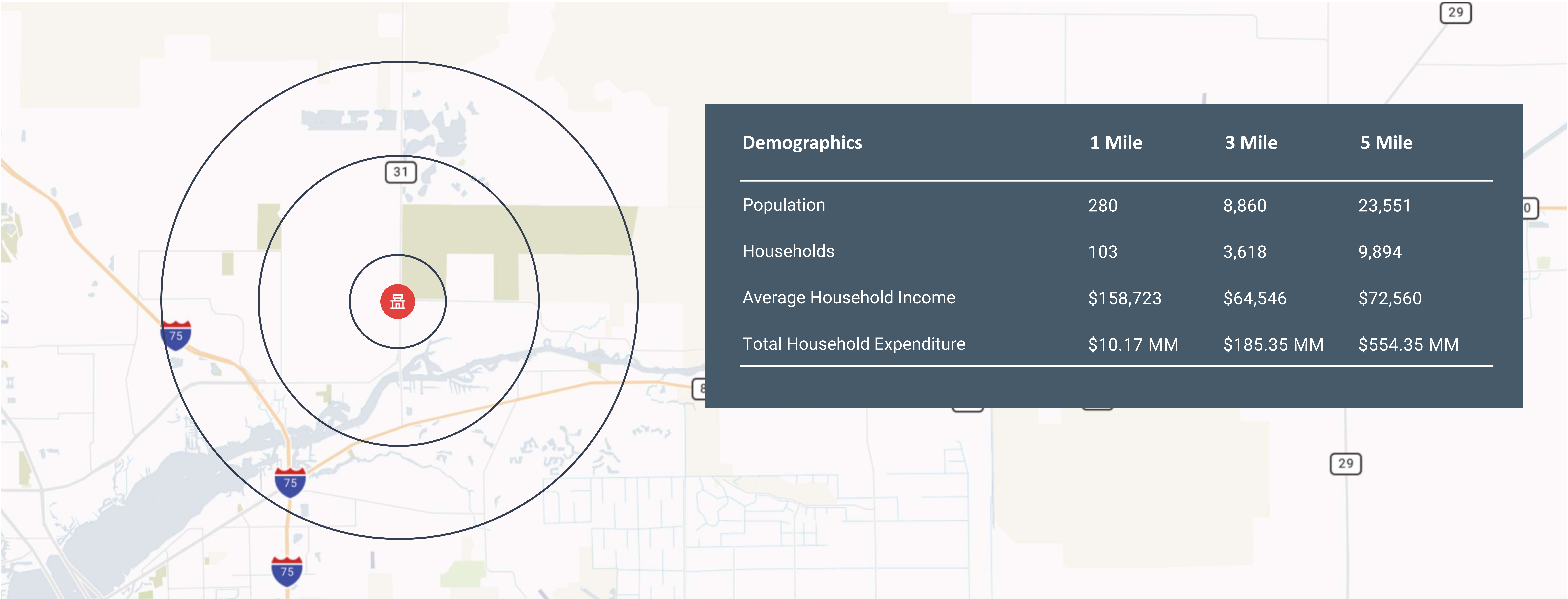
NEIGHBORING RETAILERS

- Publix
- Big Lots!
- Dollar General
- CVS
- Dollar Tree
- Save-A-Lot
- AutoZone Auto Parts
- Citi Trends
- Advance Auto Parts
- Goodwill



LOCATION OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Lee Health (14,028)
2.

Lee County School District (11,003)
3.

Publix Super Markets (4,624)
4.

Walmart Corporation (3,467)
5.

Lee County Administration (2,696)
6.

City of Cape Coral (1,858)
7.

Gartner, Inc. (1,819)
8.

Lee County Sheriff's Office (1,564)
9.

Chico's FAS Inc. (1,532)
10.

McDonald's (1,522)

LOCATION OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL



Fort Myers

Florida



104,100

Population



\$62,160

Median Household Income

Chico's, one of the largest women's clothing chains in the United States, is headquartered in Fort Myers.

Future job growth over the next ten years is predicted to be 44.0%

Fort Myers is a colorful, diverse city that is the largest commercial city of Lee County, is known for its beautiful harbor and beaches; quirky, distinct neighborhoods, and unique museums.

Fort Myers has many well-respected first and secondary schools, and Universities including Florida Golf Coast University, Southwest Florida College, and Florida Southwestern State College.

The Fort Myers metro area has more than 861,000 residents

Public Transportation in the area is easily accessible with a public bus service ran by LeeTran, which provides local service all throughout Fort Myers.

The city is also primarily served by Southwest International Airport, located southeast of the city. Fort Myers is also home to JetBlue Park at Fenway South. Opened in March 2012, it is primarily the spring training home of the Boston Red Sox. This city is also complemented by the famous summer estates of Henry Ford and Thomas Edison. Fort Myers is one of Florida's most popular vacation destinations some of its attractions include Six Mile Cypress Slough Preserve, Lakes Regional Park, Wicked Rum Dolphin Distillery, and the Florida Repertory Theatre. With Six Mile Cypress Slough Preserve, Lake Regional Park, and many of the other state parks and beaches, Fort Myers is perfect for all outdoor lovers seeking adventure

IN THE NEWS

7-ELEVEN NORTH FORT MYERS, FL

Sarasota-Bradenton, Cape Coral-Fort Myers in national boomtown report

MARK GORDON, AUGUST 30, 2025 (BUSINESS OBSERVER)

That’s a key takeaway from a new report from online financial marketplace LendingTree. Its Boomtown report ranked and scored the 100 largest metros across eight unique metrics grouped into three categories: people and housing; work and earnings; and business and economy.

Florida, and in particular three metro areas on the west coast of the state, is booming, at least statistically and in comparison to other parts of the country.

Being a boomtown presents opportunities for business — in both potential customers and the hiring pool.

“An influx of business growth may mean greater competition, which could help lower some of the costs of running your business,” says LendingTree Chief Consumer Finance Analyst Matt Schulz in the report. “It could also mean greater opportunity to partner with other companies when it comes to marketing, training or other aspects of business. It could mean more networking opportunities. The list goes on and on.”

The report looked at data from 2021-2023, averaging out each category for a final score. Austin, with an overall score of 72.1, edged out Orlando, at 72, for the No. 1 spot. North Port-Sarasota-Bradenton was No. 3, while Cape Coral-Fort Myers was No. 5 and Lakeland was No. 8.

EXPLORE ARTICLE

Fort Myers ranked second best small city to start a business

MIYOSHI PRICE, JUNE 4, 2025 (FOX 4 SOUTHWEST FLORIDA)

Fort Myers has been named the second-best small city to start a business, according to WalletHub. WalletHub says there's been a 22% increase in new businesses since 2016, fueled by strong investor presence and support from local development agencies.

WalletHub reports that Fort Myers has one of the highest numbers of investors per capita in the country, giving start-ups a better chance at securing necessary funding.

According to WalletHub, business owners like Amei also benefit from some of the least expensive office space and low building costs in the country.

The business growth includes Crooked Halos, a new novelty store in downtown Fort Myers.

"Just from our numbers and from the clientele that are coming in and return. And every time someone comes in and discovers Crooked Halos, they say, I this is amazing. This is my new favorite store, and I'm bringing my sister back," said Amei, owner of Crooked Halos.

According to WalletHub, business owners like Amei also benefit from some of the least expensive office space and low building costs in the country.

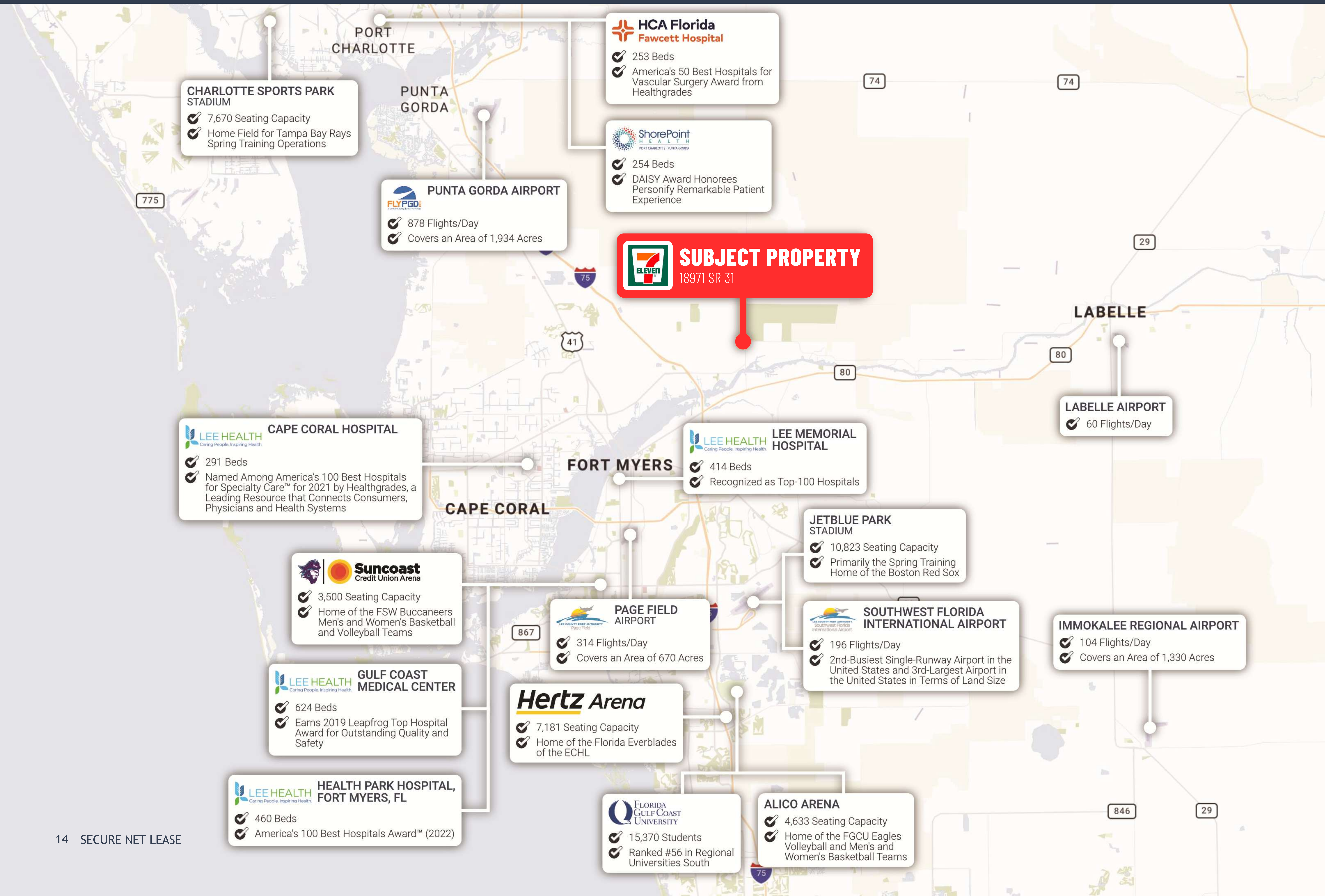
Both business owners say they can sense the momentum in small businesses in Fort Myers.

"We want to grow with the community. It's amazing the pace of growth here," Gutierrez said.

EXPLORE ARTICLE

FORT MYERS MSA

7-ELEVEN NORTH FORT MYERS, FL



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

Matthew Scow

Executive Vice President
(214) 915-8888
mscow@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210
bob@securenetlease.com