



Subject Property

7-Eleven (S&P Rated A-)

\$7,759,000 | 5.15% CAP

5500 W Davis St, Conroe, TX 77304 (Greater Houston MSA)

- ✓ **Corporate 15-Year Absolute NNN Lease**
- ✓ **10% Rent Increases Every 5 Years In Primary Term & Options**
- ✓ **Explosive Growth In the Immediate Trade Area**
- ✓ **7-Eleven is the World's Largest Convenience Store Chain with Over 86,000 Locations**
- ✓ **High Average Household Income (Over \$100,000)**

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 & regions**.

INVESTMENT OVERVIEW

7-ELEVEN CONROE, TX



CONTACT FOR DETAILS

Matthew Scow

Executive Vice President
(214) 915-8888

mscow@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

\$7,759,000

5.15% CAP

NOI

\$399,572

Building Area

±7,600 SF

Land Area

±1.69 AC

Year Renovated

2019

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Approx. 8 Years Remaining on Corporate Absolute NNN Lease.** Rent Commenced in November 2019
- ✓ **7-Eleven is the Largest Chain in the Convenience-Retailing Industry** with over 86,000 stores world-wide.
- ✓ **Excellent location along West Davis Street in Conroe, TX** - which is estimated to see approximately 43,248 vehicles per day.
- ✓ **Dense retail corridor surrounded by national tenants** including McDonald's, Raising Cane's, Whataburger, CVS, Sonic, Five Guys, Best Buy, Target, Chick-fil-A, Panera Bread, Chipotle, Wells Fargo, and many more.
- ✓ **Greater Houston MSA.** With a population of nearly 7 million, the Greater Houston region centers on Harris County, the third most populous county in the US.
- ✓ **Lake Conroe** is located just minutes from the subject property. The lake spans over 20,000 acres and is located just 45 minutes from downtown Houston. It serves as a recreational hub for all of greater Houston.
- ✓ **Subject Property is Greater Houston** is home to the headquarters of major employers including ExxonMobil, Hewlett Packard Enterprise, and Baker Hughes.

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 CONROE, TX

7-Eleven

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.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A-

LOCATIONS
86,000+

STOCK TICKER
SVNDY



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

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 approximately 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.

Subject Property



IN THE NEWS

7-ELEVEN CONROE, TX

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.

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 CONROE, TX

Initial Lease Term	15-Years
Rent Commencement	November 2019
Lease Expiration	November 2034
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$363,247.00
Annual Rent YRS 6-10	\$399,572
Annual Rent YRS 11-15	\$439,528.87
Option 1	\$483,481.76
Option 2	\$531,829.93
Option 3	\$585,012.93
Option 4	\$643,514.22

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 CONROE, TX

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.



JCPenney

FIREHOUSE SUBS
FOUNDED BY FIREMEN
Olive Garden
ITALIAN KITCHEN

N FRAZIER STREET
±15,715 VPD

Fairfield
BY MARRIOTT

SUBWAY

±106,800 VPD

HIGHLAND HOLLOW DRIVE

jiffy lube

105
TEXAS

SUBJECT PROPERTY
5500 W. DAVIS ST.

CIRCLE K
VALERO

W DAVIS STREET
±43,248 VPD

PET SMART
TJ-maxx
KIRKLAND'S
YOUR HOME DISCOUNT STORE
MATTRESS FIRM
five BELOW
MEN'S WEARHOUSE
Ashley HOMESTORE
Kohl's
SHOE CARNIVAL
carter's
OLD NAVY
BED BATH & BEYOND
ROSS
DRESS FOR LESS
POPEYES
LOUISIANA KITCHEN
Applebee's
GRILL + BAR
BUFFALO WILD WINGS
Bath & Body Works
RACK ROOM SHOES

CAVENDER'S

Tuesday Morning
petco
BIG LOTS!
SPEC'S
Academy
Conn's HomePlus
Culver's
KFC
99c only STORES

SUBWAY
Denny's
Kroger
chili's
WING STOP
DISCOUNT TIRE
TEXAS
MOD

O'Reilly AUTO PARTS
Little Caesars
H-E-B

Walgreens

Advance Auto Parts
Pep Boys

GIESINGER
ELEMENTARY SCHOOL
(749 STUDENTS)

PEET JUNIOR
HIGH SCHOOL
(1,278 STUDENTS)

Walmart
Supercenter
Jersey Mike's
Sams CLUB
Starbucks
Jack
in the box

CRYAR INTERMEDIATE
SCHOOL
(763 STUDENTS)

336
TEXAS

DOLLAR GENERAL

DOLLAR GENERAL

DOLLAR TREE
HOBBY LOBBY
NORTHERN
TOOL + EQUIPMENT
Aaron's

75
TEXAS

REAVES
ELEMENTARY SCHOOL
(683 STUDENTS)

GMC
HYUNDAI
BUICK

AutoZone

BOOT BARN
planet fitness

golden corral

HARBOR FREIGHT TOOLS
TSC TRACTOR SUPPLY CO

CONROE HIGH SCHOOL
(4,429 STUDENTS)

DOLLAR TREE
MATTRESS FIRM
Orangetheory FITNESS
RED WING SHOES
Cane's
WHATABURGER
SMOOTHIE KING

SHERWIN WILLIAMS

Firestone
COMPLETE AUTO CARE
cicis pizza
goodwill
R&C

CVS pharmacy

Luby's

BEST BUY

McDonald's
CVS pharmacy
TARGET
PET SUPPLIES PLUS
Party City
SUBWAY
Chick-fil-A
Office DEPOT
OfficeMax
THE HOME DEPOT
CHIPOTLE
MEXICAN GRILL
Panera BREAD
PANDA EXPRESS
CHINESE KITCHEN
SPEC'S
LESLIE'S
Starbucks

HAWTHORNE RIDGE
APARTMENTS
(260 UNITS)

THE LOOP
APARTMENTS
(188 UNITS)

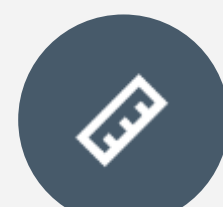
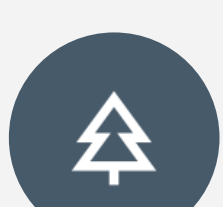
±26,433 VPD

FM 2854 ROAD
±15,942 VPD

2854
ROAD

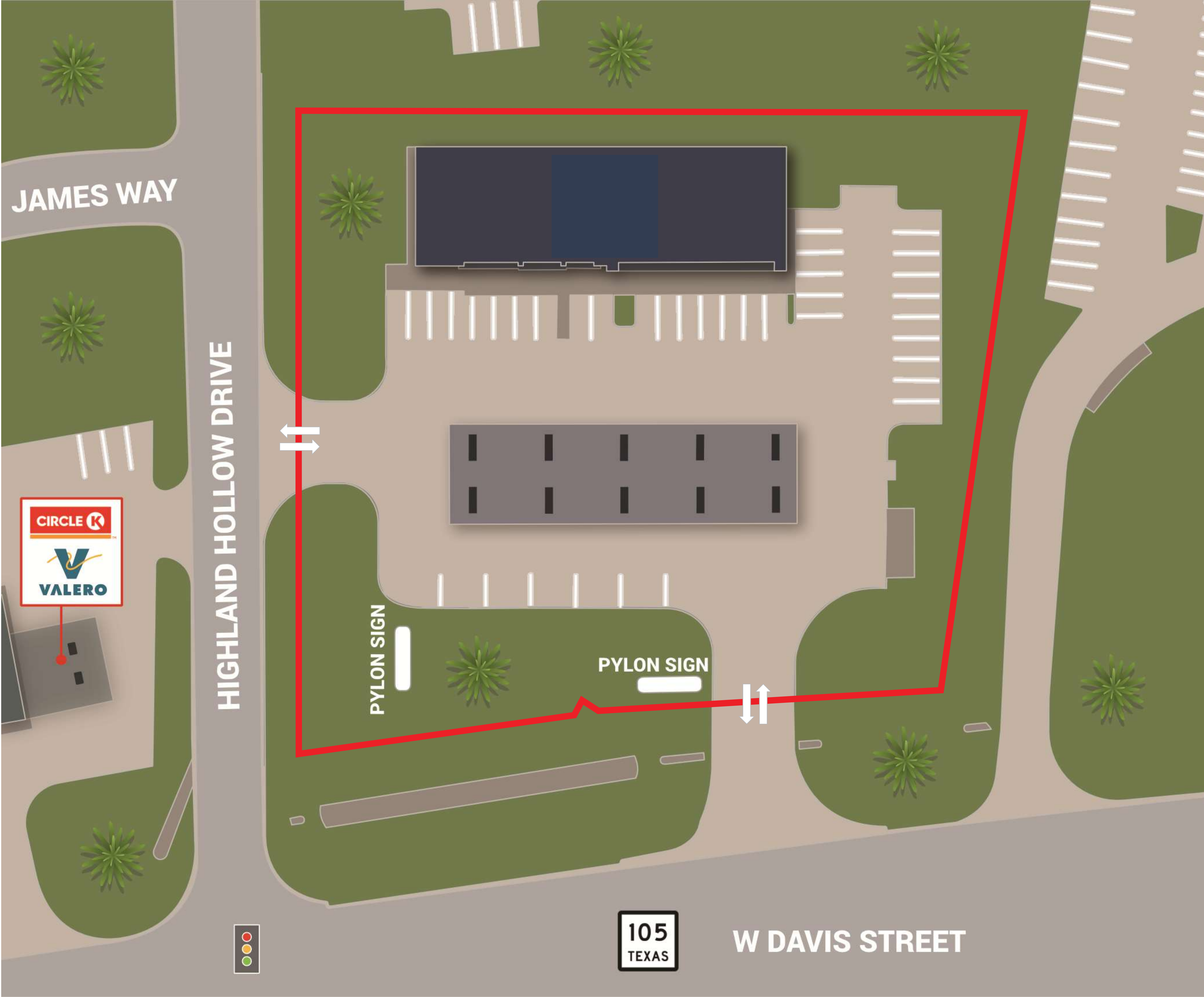
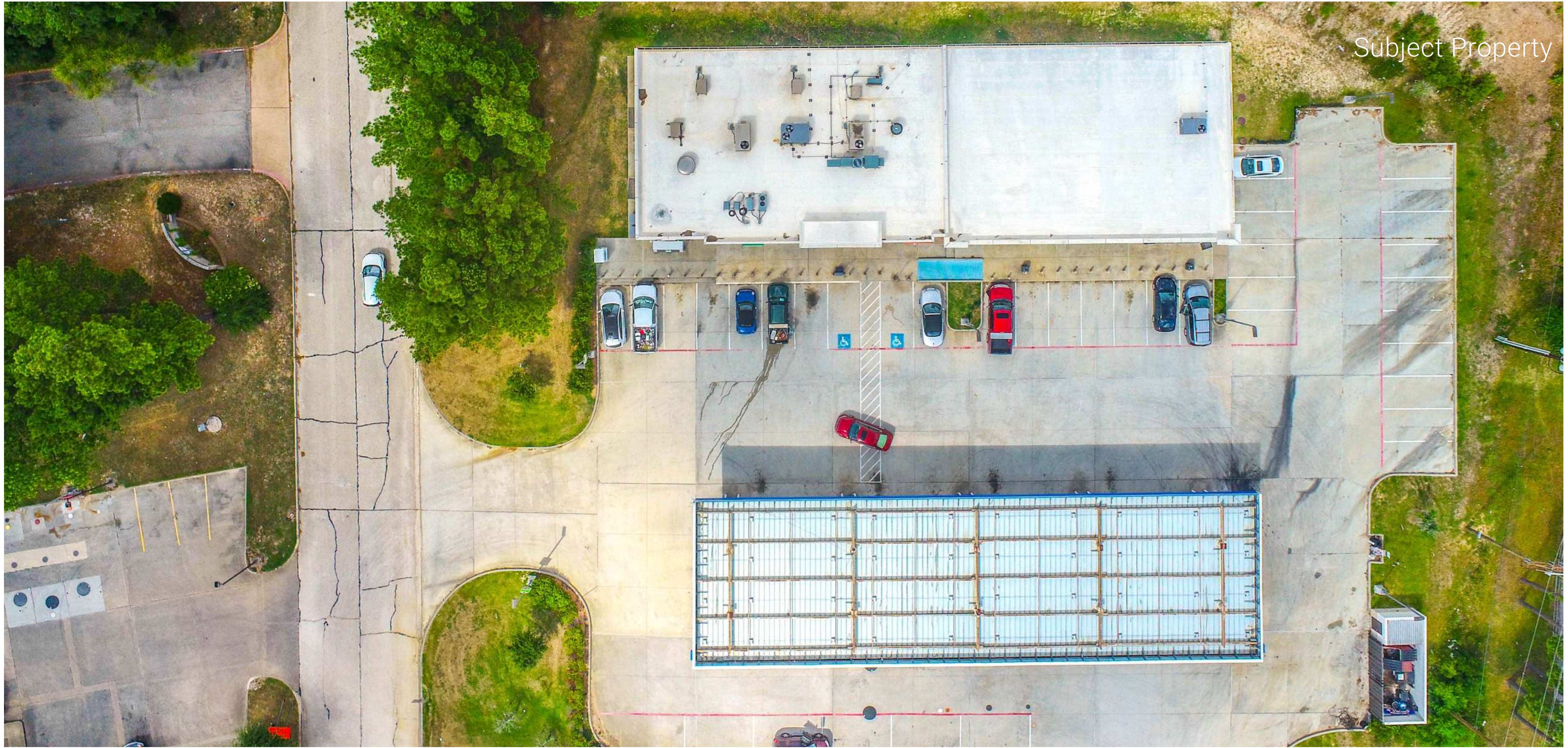
SITE OVERVIEW

7-ELEVEN CONROE, TX

	Yr Renovated	2019
	Building Area	±7,600 SF
	Land Area	±1.69 AC

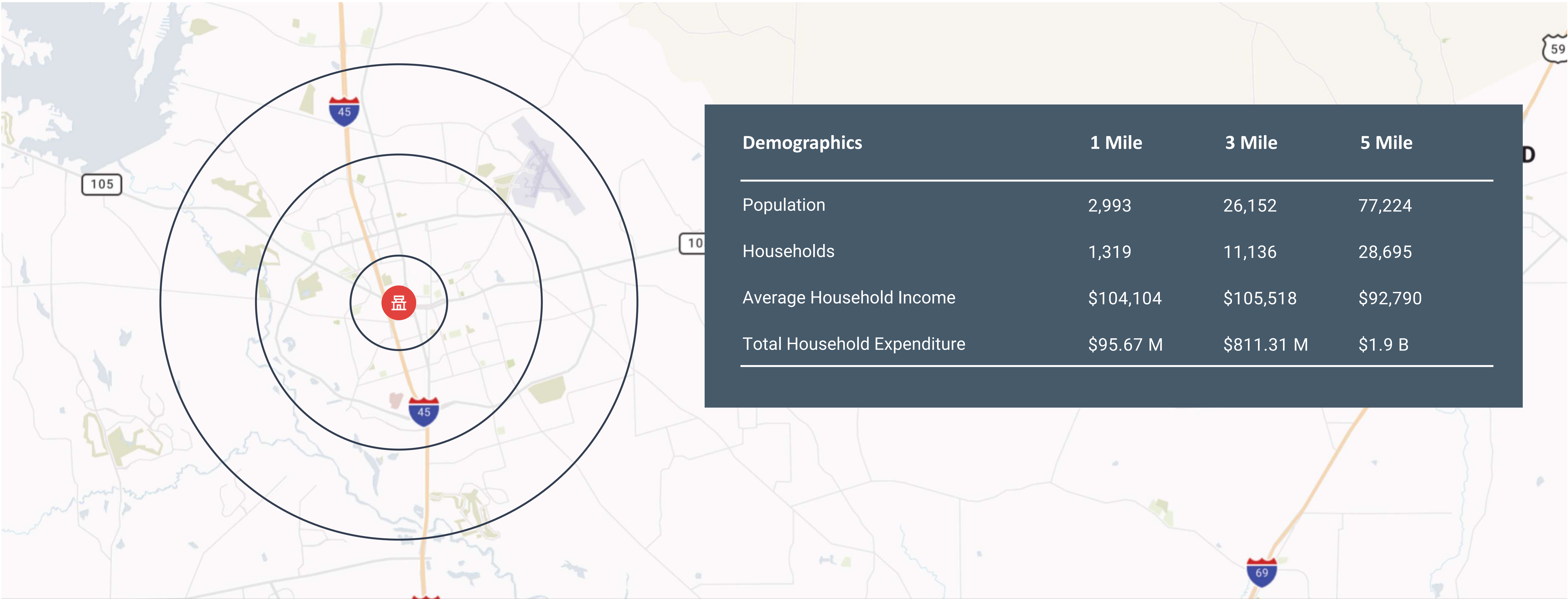
NEIGHBORING RETAILERS

- Dollar General
- CVS
- Goodwill
- Starbucks
- Office Depot
- Target
- The Home Depot
- Best Buy



LOCATION OVERVIEW

7-ELEVEN CONROE, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Conroe ISD (8,503)
2.

Montgomery County (2,415)
3.

HCA Houston Healthcare Conroe (1,700)
4.

City of Conroe (763)
5.

NOV Wellbore Technologies (400)
6.

Cantel (400)
7.

NOV Fluid Control (375)
8.

Professional Directional (300)
9.

Borden (225)
10.

NOV Texas Oil Tools (220)
11.

McKesson (200)
12.

Sabre Industries (200)
13.

Huntsman Petrochemical LLC (175)
14.

Crown Beverage Packaging (170)
15.

Hempel (100)

LOCATION OVERVIEW

7-ELEVEN CONROE, TX

Conroe
Texas

 **119,564**
Population

 **\$76,206**
Median Household Income



Ranked 4th on 'Where the
Jobs Are' list (CNN
Money's).

4th

Conroe's cost of living is
10% less than the
national average.

10% LESS

The city of Conroe is located approximately 40 miles north of downtown Houston on Interstate 45 at State Highway 105.

Conroe is the county seat of Montgomery County, encompassing approximately 72 square miles, and falls within The Woodlands-Sugar Land metropolitan area

Conroe is one of the fastest growing communities in the United States with a recent population increase of 7.8%, 11 times higher than the national average.

Conroe is a thriving city with a low cost of living, favorable tax structure, growing economy, and strong school system and has become one of the premier places to live in southeast Texas.

Montgomery County, with a current population 781,000, has more than doubled since 2000 and is expected to add an additional 55,000 people in the next five years. Between 2000 and 2010, Montgomery County was the 24th fastest growing county in the United States and received national recognition for its job growth over the past decade. Harper's Preserve (1-mile from the subject property) is a newly gated master-planned community that surrounds a 160-acre forested preserve area. The community includes three villages: West Village, East Village and South Village. At completion, the community will be home to 2,114 families with an average HH income of \$103,955. The Houston-Pasadena-The Woodlands Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, currently has a population of an estimated 7.9 million. Houston is the most populated city in Texas, and the 4th most populated city in the United States, behind only New York City, Los Angeles, and Chicago. Only 26 nations other than the United States have a GDP exceeding the Greater Houston GMP. Mining, which in Houston is almost entirely oil and gas exploration and production, accounts for 11 percent of Greater Houston's GMP.

IN THE NEWS

7-ELEVEN CONROE, TX

Conroe council advances purchase of Mid-South water, wastewater systems

NICHAELA SHAHEEN, SEPTEMBER 25, 2026 (COMMUNITY IMPACT)

Conroe is moving forward with a deal that could bring 22 water wells, three wastewater plants and more than 200 miles of water lines into the city's utility system.

Conroe City Council voted unanimously Sept. 24 to move forward with buying water and wastewater systems from subsidiaries of Mid-South Electric Cooperative Association, a deal city officials said could help **serve growth west of town**.

City Administrator David Willard said the systems include 22 water wells, eight wholesale contracts, **more than 8,000 customers**, 212 miles of water lines and three wastewater plants.

"The opportunity to purchase a water [and] wastewater system of this quality and proportion does not come along very often," Willard said.

The deal would give Conroe access to an additional 2 million gallons of surface water per day and help the city serve future growth along the Hwy. 105 corridor.

Conroe has been working to **increase its water capacity** since a shortage led the city to halt new development in its northern area in August 2024. City officials said daily water production had risen from 15.4 million gallons to **17 million gallons**.

Before adjournment, **Mayor Duke Coon** thanked the staff and council members who worked on the deal.

"It's a historic day for our city today, and a huge step forward for the development of our water system and infrastructure," Coon said.

EXPLORE ARTICLE

Montgomery County seeks more power to regulate development as population tops 781,000

CATHERINE DOMINGUEZ, OCTOBER 9, 2026 (HOUSTON CHRONICLE)

Since 2020, Montgomery County's population has grown from around 620,000 to more than 781,000, according to the U.S. Census Bureau.

The bureau predicts the population will **top 818,000** by the end of 2026. Montgomery County commissioners are seeking legislation to expand their ordinance-making authority to **address future growth**.

Judge Mark Keough and Precinct 4 Commissioner Matt Gray are leading the effort, but said it was not meant to stifle development.

"Our landowners and those purchasing land, our developers, are all stakeholders in what we do here in Montgomery County. We represent them all and it has to work for everybody." – Judge Mark Keough

Gray said the county is **pro-business**.

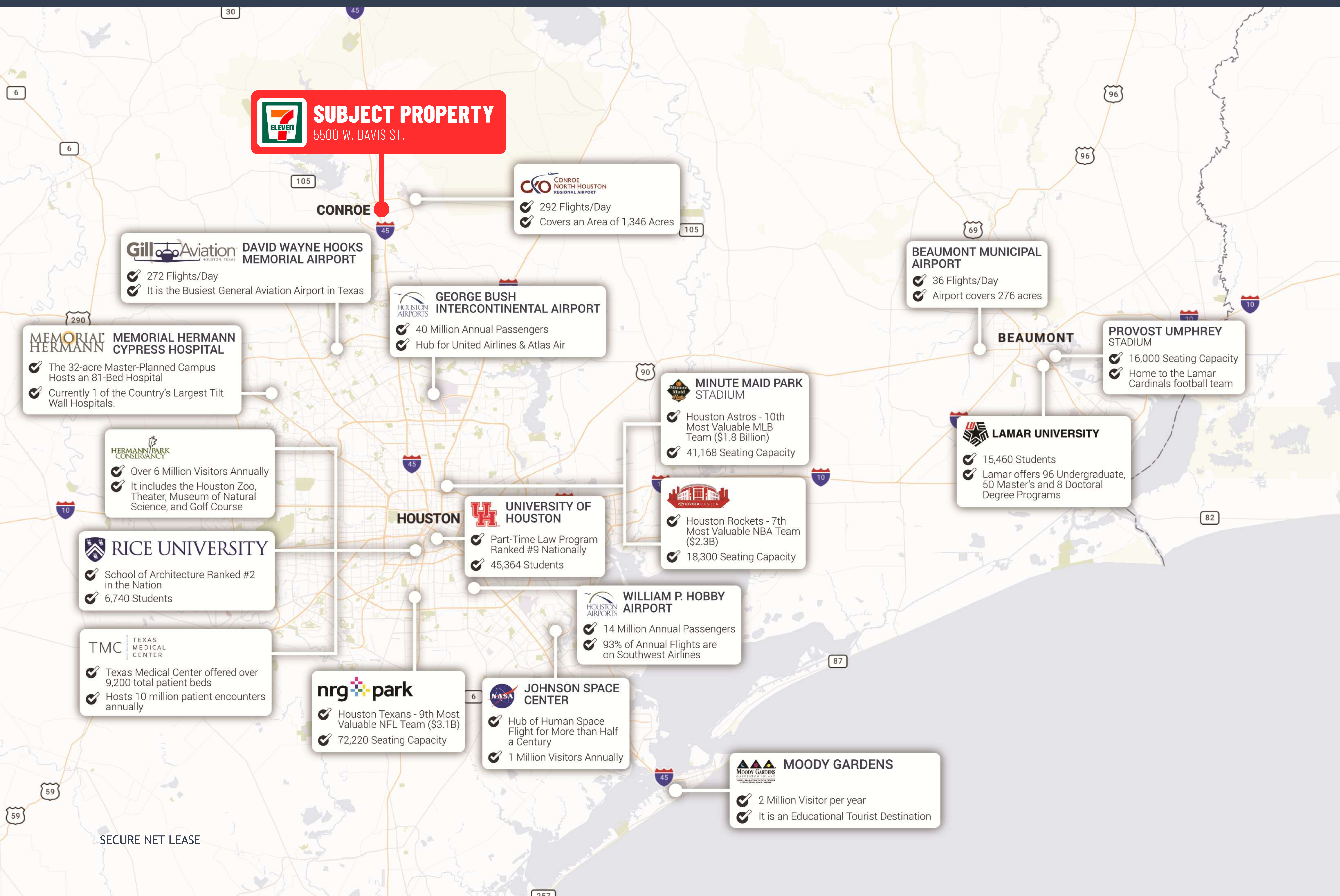
"We are not changing our position on that," Gray said. "Our position is to not only look after our residents and look after the county, but it is to **protect your property investments**, your property rights and the life you have built here."

"The commissioners court believes **responsible growth** should be accompanied by clear, fair, and locally informed standards that protect the public while respecting private property rights and supporting **economic development opportunities** equally," the resolution reads.

EXPLORE ARTICLE

GREATER HOUSTON METROPOLITAN STATISTICAL AREA (MSA)

7-ELEVEN CONROE, TX



SECURE NET LEASE

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

TEXAS DISCLAIMER

7-ELEVEN CONROE, 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.