

100% Bonus Depreciation



7-Eleven (Stripes Branded)

\$3,051,000 | 5.00% CAP

911 W. Edinburg, Elsa, TX (McAllen) 78543

- ✓ **Absolute NNN Lease** with 10% Rental Increases In Primary Term
- ✓ **Main Thoroughfare Location** Edinburg Ave, known as Mile 16 1/2 Rd, is the primary traffic route in Elsa
- ✓ **Close Proximity to Major Credit Tenants** including the likes of H-E-B Grocery, McDonalds, Whataburger, and more
- ✓ **Traffic Counts in the Vicinity Exceed Approx. 20k VPD** Elsa is uniquely positioned between McAllen & Harlingen
- ✓ **Bonus Depreciation**

LYNDON B JOHNSON
ELEMENTARY SCHOOL
(494 STUDENTS)



IDEA ELSA
CHARTER SCHOOL
(733 STUDENTS)



Walmart
Supercenter



LA PALMA ADULT
DAY CARE



DOLLAR GENERAL



EDINBURG AVENUE
(15,043 VPD)



WEST GATE DRIVE
(4,238 VPD)

SECURE NET LEASE



7-Eleven, Inc the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost **86,000 stores in 19 countries & regions**, including more than **13,000 locations in North America**, making it the the world's largest convenience store chain.

INVESTMENT OVERVIEW

7-ELEVEN ELSA, TX



CONTACT FOR DETAILS

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Bob Moorhead

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\$3,051,000

5.00% CAP

NOI

\$152,566

Building Area

±2,609 SF

Land Area

±1.37 AC

Year Built / Renovated

2006 / 2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open & Operating** - Rent Commenced in November of 2020
- ✓ **9+ Years Remaining on** Absolute Net Lease with 10% Rental Increases Every 5 Years in Primary Term and 7% In Option Periods
- ✓ **Main Thoroughfare Location** Edinburg Ave (15,043 VPD), known as Mile 16 1/2, Rd is the primary traffic route in Elsa, providing excellent visibility and accessibility to the site
- ✓ **Close Proximity to Major Credit Tenants** including the likes of H-E-B Grocery, McDonalds, Whataburger, CVS, AutoZone, Advanced Auto Parts, Pizza Hut, and many others.
- ✓ **Traffic Counts in the Vicinity Exceed Approx. 20k VPD** Elsa is uniquely positioned between McAllen & Harlingen, which has spurred regional residential growth
- ✓ **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. and Canada 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 ELSA, TX

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A-

STOCK TICKER
SVNDY

LOCATIONS
86,000+



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

7-Eleven is the world's largest convenience store chain, operating, franchising, or licensing over 86,000 stores across 19 countries and regions.

Founded in 1927, the company has grown to become a global leader in the convenience retail industry, with a particularly strong presence in North America and Asia. In the United States and Canada alone, 7-Eleven operates **approximately 13,229 locations**, offering a wide range of products and services to meet the evolving needs of consumers. In fiscal year **2024**, the company reported a **revenue of \$81.3 billion**.

The company is known for its **innovative approach** to convenience retailing, constantly adapting its store formats and product offerings to stay ahead of market trends. 7-Eleven's latest initiative, the "New Standard" store concept, focuses on larger formats with expanded food and beverage options, including made-to-order specialty beverages, self-serve specialty coffee, and an **increased emphasis** on fresh and prepared foods. These new stores have shown promising results, outperforming the existing store network **average by 13%** in same-store sales during their first year of operation. Looking to the future, 7-Eleven has ambitious plans for growth and innovation. The company aims to open **500 new "food forward"** stores **between 2025 and 2027**, further expanding its footprint and enhancing its food service capabilities. Additionally, 7-Eleven is investing in digital technologies, sustainability initiatives, and proprietary product development to maintain its competitive edge in the rapidly evolving retail landscape. With its global reach, strong brand recognition, and commitment to innovation, 7-Eleven is well-positioned to **continue its growth** and maintain its **leadership** in the convenience store industry.

Subject Property



IN THE NEWS

7-ELEVEN ELSA, 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 ELSA, TX

Initial Lease Term	15-Years, Plus (3) 5-Year Renewal Options
Rent Commencement	November 2020
Lease Expiration	November 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & 7% Every 5 Years in Options
Annual Rent YRS 1-5	\$138,687.00
Annual Rent YRS 6-10	\$152,565.00
Annual Rent YRS 11-15	\$167,811.00
Option 1	\$179,558.00
Option 2	\$192,127.00
Option 3	\$205,576.00

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Subject Property

BONUS DEPRECIATION

— 7-ELEVEN ELSA, 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.



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MONTE CRISTO ROAD
± 7,216 VPD



MILE 4 W

MILE 3 ROAD W
± 2,676 VPD

N BROADWAY STREET
± 10,142 VPD

WESTGATE DRIVE
± 4,238 VPD

JOHN F KENNEDY
ELEMENTARY SCHOOL
(399 STUDENTS)



CARLOS TRUAN
JUNIOR HIGH SCHOOL
(689 STUDENTS)

EDCOUCH-ELSA
HIGH SCHOOL
(1,381 STUDENTS)

EDCOUCH-ELSA
INDEPENDENT
SCHOOL DISTRICT
(4,538 STUDENTS)



SANTIAGO GARCIA
ELEMENTARY SCHOOL
(426 STUDENTS)

W EDINBURG AVENUE
± 15,043 VPD

107
TEXAS

DOLLAR GENERAL

CVS pharmacy



RUBEN C.
RODRIGUEZ
ELEMENTARY SCHOOL
(456 STUDENTS)

Little Caesars

Little Caesars

LYNDON B JOHNSON
ELEMENTARY SCHOOL
(494 STUDENTS)



DOLLAR GENERAL

CASA MESSINA
APARTMENTS
(76 UNITS)

 **SUBJECT PROPERTY**
911 W. EDINBURG

SUBWAY



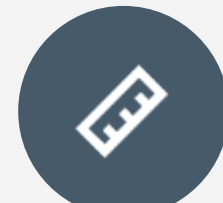
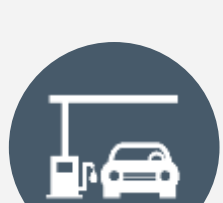
DOLLAR TREE

Walmart
Supercenter



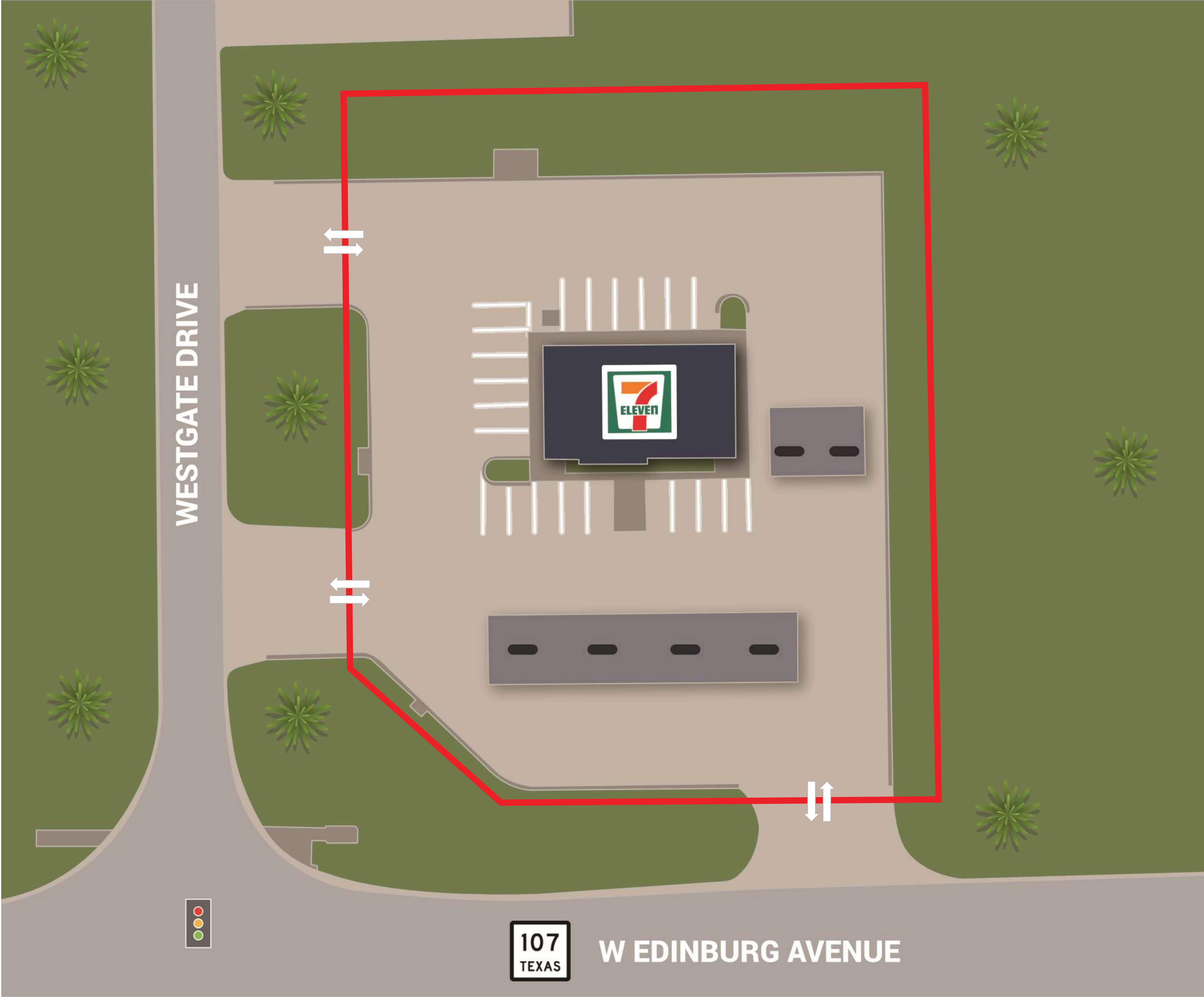
SITE OVERVIEW

7-ELEVEN ELSA, TX

	Year Built / Renov.	2006 / 2020
	Building Area	±2,609 SF
	Land Area	±1.37 AC
	Pumps	6
	Fueling Positions	12

NEIGHBORING RETAILERS

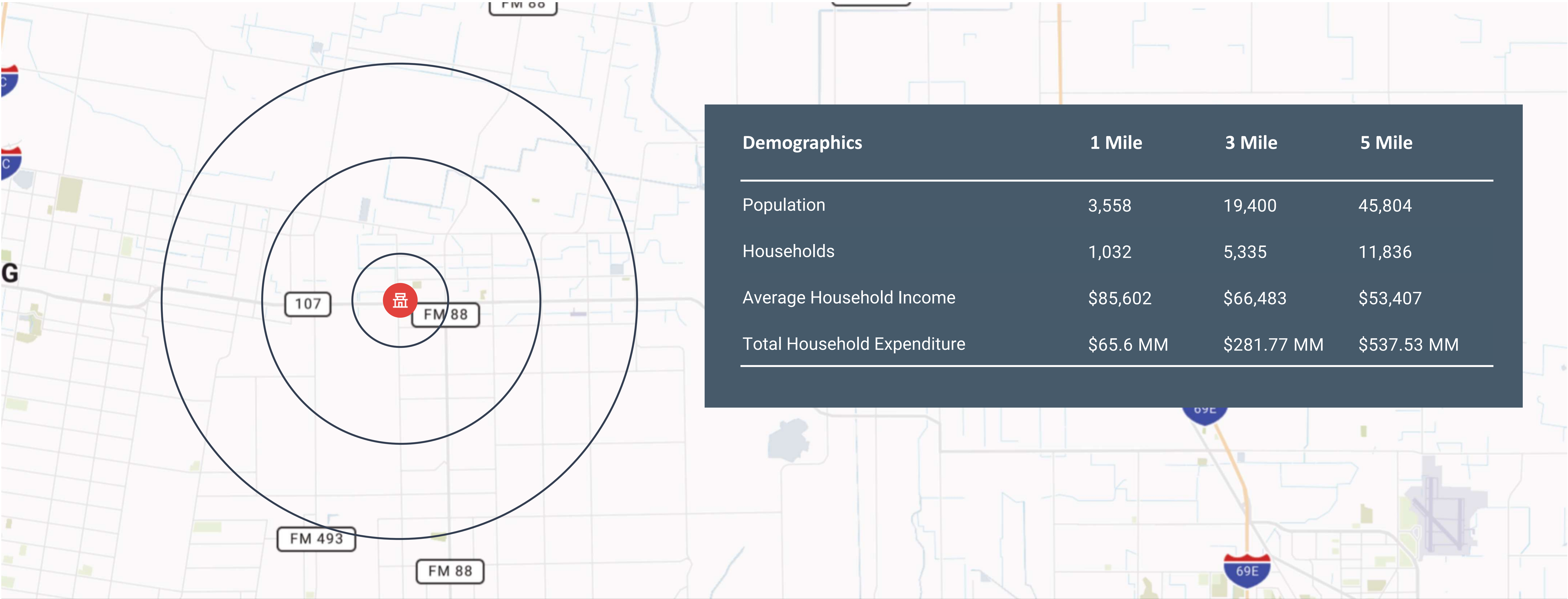
- Walmart Supercenter
- CVS
- Dollar General
- H-E-B
- Dairy Queen
- Jack in the Box
- AutoZone Auto Parts
- O'Reilly Auto Parts
- Pizza Hut
- Whataburger



Subject Property

LOCATION OVERVIEW

7-ELEVEN ELSA, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. South Texas College (2,321)

2. McAllen Medical Center (1,200)

3. Rio Grande Regional Hospital (1,150)

4. HEB (990)

5. Motorola (900)
6. Spectrum (875)

7. Teletech (650)

8. Walmart (600)

9. International Bank of Commerce (525)

10. BBVA Compass (400)

LOCATION OVERVIEW

7-ELEVEN ELSA, TX

McAllen
Texas

868,707
Population

\$41,800
Median Household Income



According to Forbes, McAllen is the third best city in Texas for job growth with an annual growth projected at 3.9%.

The cost of living in McAllen is 16.2% lower than the national average, making McAllen an affordable place of buyers of all walks of life.

McAllen is the largest city in Hidalgo County and the 22nd most populous city in Texas.

It is located at the southern tip of the state in the Rio Grande Valley. The city limits extend to the south to the Rio Grande, across from the Mexican city of Reynosa.

The McAllen area is dominated by local agriculture, border-zone factories, and commerce related to the port of entry at Reynosa in to Mexico.

The McAllen area is dominated by local agriculture, border-zone factories, and commerce related to the port of entry at Reynosa in to Mexico.

Like other border towns the area has a dominant Hispanic heritage, high growth rate and a low cost of living. McAllen is the center of a broad, flat agricultural area known locally as "The Valley" dotted with vegetable and citrus growing interspersed with small towns and expanding suburbs. Edinburg, 5 miles north is home to the The University of Texas Rio Grande Valley (UTRGV), the largest higher education facility in South Texas. The area serves many needs, including shopping of wealthy Mexican residents. The metro has a diverse employment base, including sectors healthcare, retail and trade. GE Aviation and Royal Technologies Corporation have major manufacturing facilities providing hundreds of jobs. South Texas College is also located within McAllen. It regularly receives grants to provide equipment upgrades and manufacturing training to local residents. Texas A&M University opened a satellite campus in the new master-planned community of Tres Lagos.

After years of pushing for better jobs, Rio Grande Valley leaders land high-skilled manufacturing plant

BERENICE GARCIA, MARCH 25, 2026 (THE TEXAS TRIBUNE)

City and county leaders in the Rio Grande Valley have for years stressed the importance of attracting high-skill, high-paying jobs to the region. This week those efforts paid off.

Officials celebrated that **Valeo**, an automotive supplier headquartered in France, has chosen McAllen for their new advanced manufacturing facility which is set to open in 2027. The **\$225 million** site will focus on advanced technology. It is the **largest single industrial investment in Hidalgo County history**, according to city officials.

"What we have in Reynosa, in that automotive cluster, it's like the tier two — they're building the seat belts, they're building the plastic bumpers," said **Elizabeth Suarez**, president and CEO of the McAllen Economic Development Corporation. "This is different, this is **the brain of the vehicle**."

The facility is expected to create about 500 jobs in quality, engineering, logistics, finance and human resources. Its first customer will be General Motors, with production expected to begin in late 2027.

In McAllen, Valeo North America President **Jeffrey Shay** said they found a welcoming community that had the workforce they were looking for.

"This is very high-tech business for us," Shay said. "The talent pool needed to be at the right level, and these universities were absolutely ready to step up to that."

"The presence of a significant manufacturer can **enhance the chances of attracting additional activity** over time," said **Ray Perryman** of the Perryman Group. "As wages and salaries earned up and down the supply chain are spent, **consumer effects occur**. The ultimate effect on the local economy is likely to be **multiples of the direct spending** by the firm."

EXPLORE ARTICLE



Garza: Edinburg's Rapid Growth Driving EEDC Expansion and International Outreach

RON WHITLOCK, AUGUST 2, 2026 (RIO GRANDE GUARDIAN)

With strong residential and commercial expansion pushing construction permit valuations into the hundreds of millions of dollars, the Edinburg Economic Development Corporation is scaling up to match the pace of growth in one of Texas's fastest-growing municipalities.

According to U.S. Census Bureau estimates, Edinburg has emerged as the **fastest-growing city in the Rio Grande Valley**, ranking among the **top 25 fastest-growing cities in the nation** for municipalities with populations over 100,000. Driven by an influx of new residents, expanding health and educational institutions, and new business developments, the city's population has **surpassed 108,000 residents**.

"We've got well over **\$100 million in building permits** this year thus far," said **Raudel Garza**, Executive Director of the Edinburg EDC. "We're talking about **\$200 to \$300 million dollars** in construction permitting. So we're probably going to see those numbers again this year."

"There are quite a few subdivisions under design right now... Plus, we're seeing a lot of commercial development as well. A lot of new shopping centers and what we call neighborhood plazas are being built as well." – Raudel Garza, Edinburg EDC

One of the city's most anticipated economic projects is the transformation of the historic Echo Hotel by Austin-based software developer **Zoho Corporation** into a tech support, training, and operational campus.

"There are about **80 people** that are working in McAllen right now that will be transferred into that facility once it's completed. They will **continue to hire and grow** that staff," Garza said. "So, the interest in Edinburg continues to grow, and we're going to continue to service that as best we can."

EXPLORE ARTICLE





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

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TEXAS DISCLAIMER

7-ELEVEN ELSA, 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 party 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.