SECURE
NET LEASE

7-Eleven

$6,376,000 | 5.00% CAP

7303 Fairmont Pkwy, Pasadena, TX (Houston) 77505

- **Absolute NNN Lease** with 10% Rental Increases Every 5 Years In Primary Term & Options
- **Strong Signalized Corner Location with 59,000+ VPD** Fairmont Pkwy and Center St are primary regional thoroughfares
- **Excellent Population Density** over 200,000 people within a 5 mile radius
- **Strong Household Incomes** The trade area average HH incomes exceed $98,000 within a 5 mile radius
- **Bonus Depreciation** Opportunity

SAN JACINTO COLLEGE:
CENTRAL CAMPUS
H+M
INDUSTRIAL EPC
TDECU
YOUR CREDIT UNION
VALERO
ELEVEN
Walmart
Supercenter
H-E-B
nextlevel
URGENT CARE
CODE NINJAS
KOLACHE FACTORY
a history of good taste.
PELICAN
GRILL
Ultimate Pet Spa
CENTER STREET
(17,925 VPD)
FAIRMONT PARKWAY
(40,380 VPD)

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.**

OVERVIEW

INVESTMENT OVERVIEW

7-ELEVEN PASADENA, TX

Subject Property

CONTACT FOR DETAILS

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$6,376,000

5.00% CAP

NOI

$318,792

Building Area

±4,650 SF

Land Area

±1.42 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- **Open & Operating -** Rent Commenced in October of 2020
- **9 Years Remaining on** Absolute Net Lease with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Options.
- **Strong Signalized Corner Location with 59,000+ VPD Center Street and Fairmont Pkwy** serve as primary N/S and E/W thoroughfares in the trade area
- **Excellent Population Density** the 5-mile radius population exceeds 200,000 people.
- **Strong Household Incomes** The trade area average HH incomes exceed $110,000, $99,000, and $98,000 within a 1-3-5-mile radius, respectively
- **Located within the Houston Metro Area,** which is home to more than 7.2 million residents and is the fifth largest MSA in the U.S.
- **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 PASADENA, TX

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
$81.3B

CREDIT RATING
S&P: A-

Stock Ticker
SVNDY

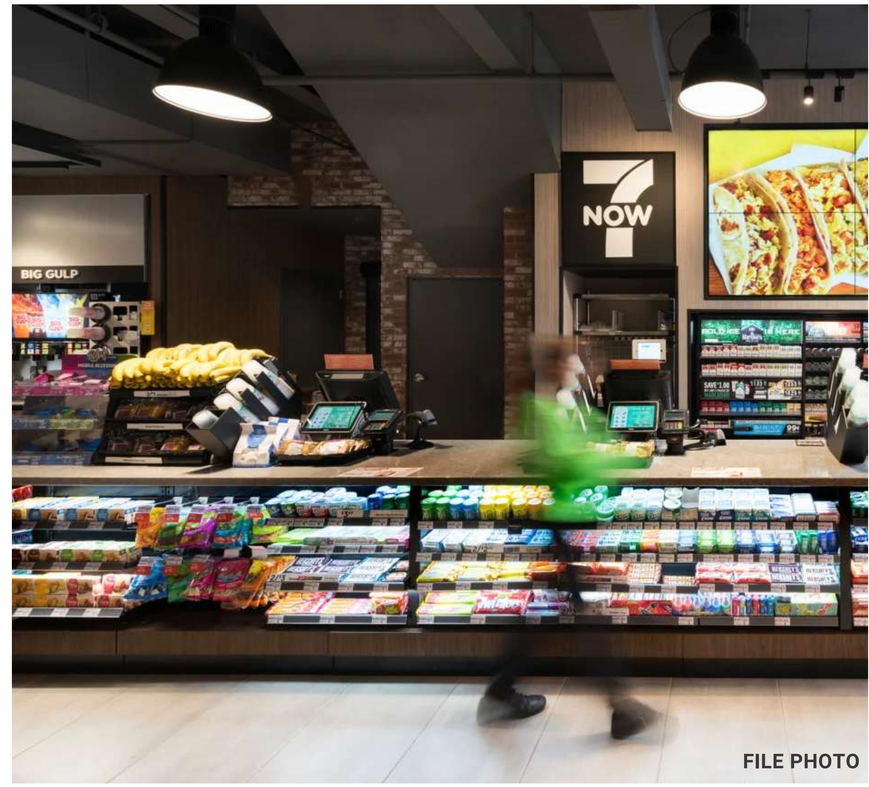
LOCATIONS
86,000+

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 & regions, 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.

7-eleven.com



FILE PHOTO

FILE PHOTO

FILE PHOTO

IN THE NEWS

7-ELEVEN PASADENA, 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 PASADENA, TX

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	October 2020
Lease Expiration	October 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Option Periods
Annual Rent YRS 1-5	$289,810.00
Annual Rent YRS 6-10	$318,792.00
Annual Rent YRS 11-15	$350,671.00
Option 1	$385,738.00
Option 2	$424,312.00
Option 3	$466,743.00
Option 4	$513,417.00

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.

Subject Property

BONUS DEPRECIATION

7-ELEVEN PASADENA, 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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MARSHALL KENDRICK MIDDLE SCHOOL
(762 STUDENTS)
JENSEN ELEMENTARY SCHOOL
(564 STUDENTS)
Public Storage
SUBWAY
CHUCK E. CHEESE
Applebee's GRILL + BAR
Raising Cane's CHICKEN FINGERS
WHATABURGER
Pep Boys
LESLIE'S
THE HOME DEPOT
KFC
Arby's
BURGER KING
HOBBY LOBBY
MATTRESSFIRM
TARGET
KOHL'S
WING STOP
CHIPOTLE MEXICAN GRILL
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
DOLLAR TREE
BIG LOTS!
CATO
DISCOUNT TIRE
AutoZone
cicis pizza
Wendy's
CENTER STREET
± 17,925 VPD
orangetheory FITNESS
WING STOP
POPEYES LOUISIANA KITCHEN
chili's
Aaron's
SAN JACINTO COLLEGE: CENTRAL CAMPUS
SUBJECT PROPERTY
7303 FAIRMONT PKWY.
SAN JACINTO COLLEGE CENTER FOR PETROCHEMICAL, ENERGY, AND TECHNOLOGY
Walgreens
NTB
SAM HOUSTON TOLLWAY
AutoZone
BUFFALO WILD WINGS
Office DEPOT OfficeMax
Panera BREAD
edible
RED WING SHOES
KOLACHE FACTORY
PELICAN GRILL
FAIRMONT PARKWAY
±40,380 VPD
WAFFLE HOUSE
SONIC
BONDY INTERMEDIATE SCHOOL
(999 STUDENTS)
8 TEXAS
goodwill
CAVENDER'S
H-E-B
SCHOOL-FAIRMONT ELEMENTARY
(731 STUDENTS)
JCPenney
Little Caesars
Guitar Center
TACO BELL
Ashley HOMESTORE
Chick-fil-A
DOLLAR TREE
planet fitness
marco's Pizza
TURNER ELEMENTARY SCHOOL
(485 STUDENTS)
ST. LUKE'S HEALTH - PATIENTS MEDICAL CENTER - PASADENA, TX
(53 BEDS)
Ford
MEN'S WEARHOUSE
LANE BRYANT
five BELOW
MATTRESSFIRM
PETSMART
Marshalls
BARNES & NOBLE
KIRKLAND'S
claire's
ROSS
DRESS FOR LESS
BED BATH & BEYOND
FAMOUS footwear
Michaels
Where Creativity Happens
OLD NAVY
LESLIE'S
Hallmark
BEST BUY
NIKE
chili's
RACK ROOM SHOES
Bath & Body Works
Pasadena CONVENTION CENTER
Control Solutions Inc.
A member of the ADAMA Group
FAIRMONT JUNIOR HIGH SCHOOL
(739 STUDENTS)
PASADENA MEMORIAL HIGH SCHOOL
(3,049 STUDENTS)
Chevron
Walmart Supercenter
LOWE'S
PANDA EXPRESS CHINESE KITCHEN
Burlington
POPEYES LOUISIANA KITCHEN
Olive Garden
Academy SPORTS + OUTDOORS
MOD
LOMAX MIDDLE SCHOOL
(627 STUDENTS)
± 50,660 VPD
SHIPLEY DO-NUTS
DR. KIRK LEWIS CAREER AND TECHNICAL HIGH SCHOOL (CTHS)
(1,479 STUDENTS)
SONIC
GOLDEN CHICK
PRESERVE AT BAYWOOD
(527 UNITS)
SUNBELT RENTALS
State Farm
ALL POINTS COLLISION CENTER
ELLINGTON AIRPORT

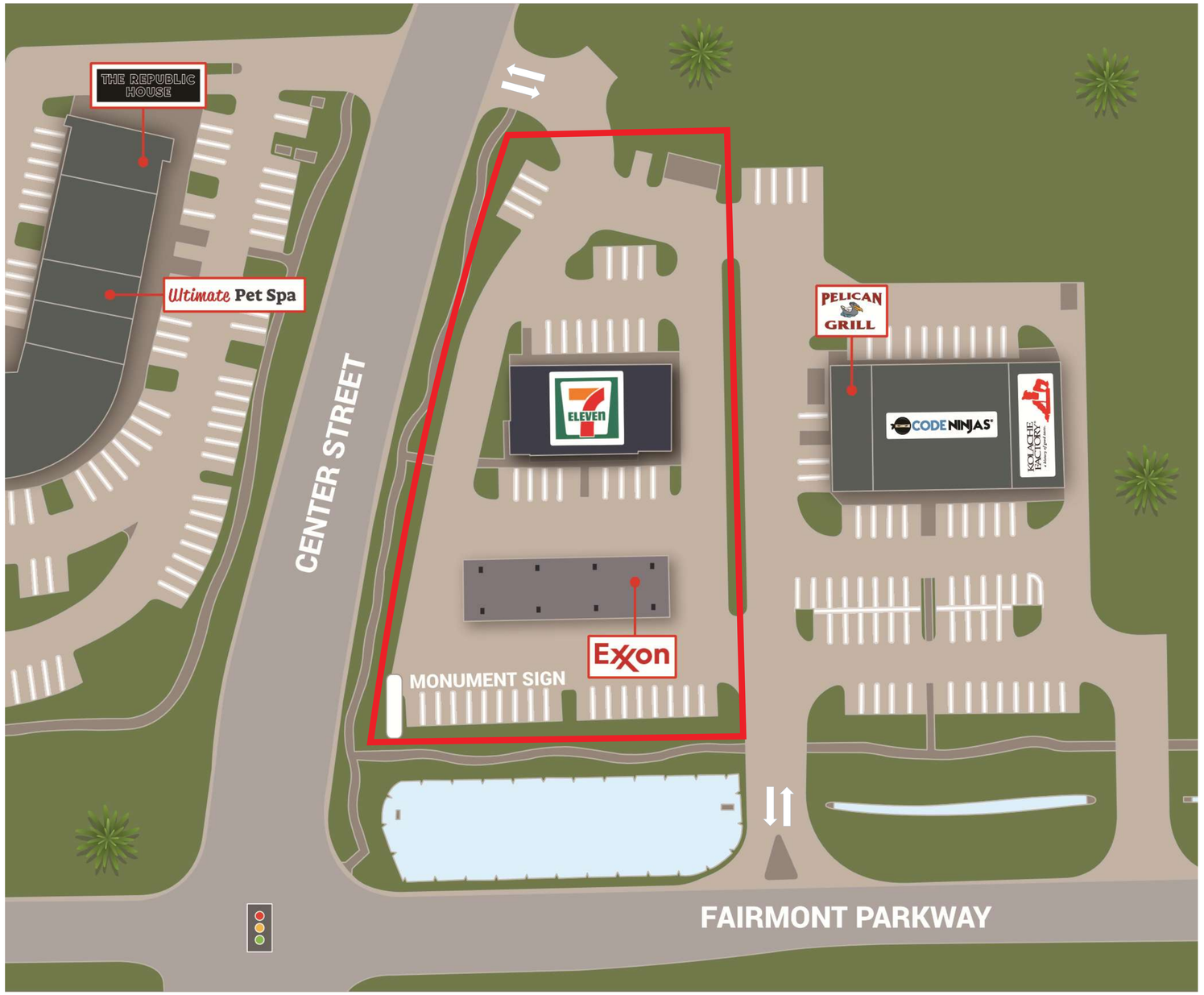
SITE OVERVIEW

7-ELEVEN PASADENA, TX

Year Built	2020
Building Area	±4,650 SF
Land Area	±1.42 AC
Pumps	8
Fueling Positions	16

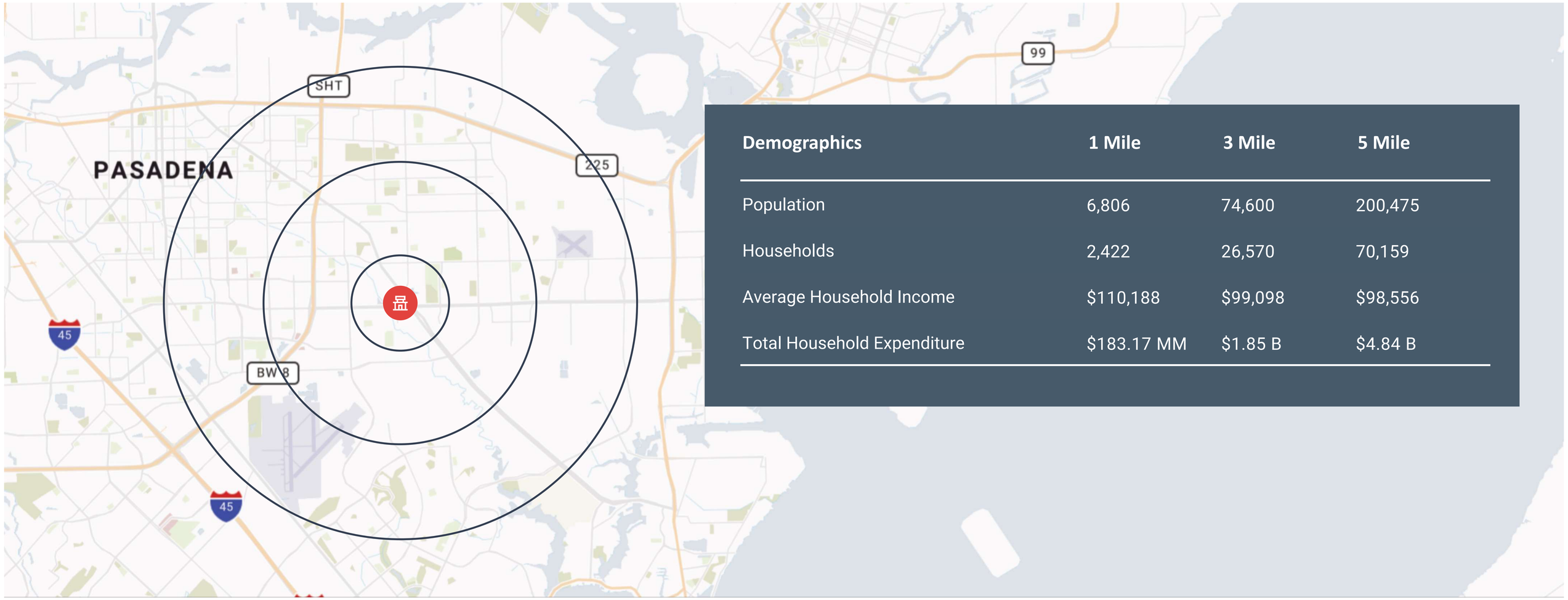
NEIGHBORING RETAILERS

- Walmart Supercenter
- ROSS Dress For Less
- Best Buy
- Target
- Burlington
- Planet Fitness
- Kohl's
- Hobby Lobby
- Lowe's



LOCATION OVERVIEW

7-ELEVEN PASADENA, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	6,806	74,600	200,475
Households	2,422	26,570	70,159
Average Household Income	$110,188	$99,098	$98,556
Total Household Expenditure	$183.17 MM	$1.85 B	$4.84 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Pasadena ISD *(7,981)*
2. Dorsett Brothers Concrete Supply, Inc *(3,400)*
3. Turner Industries *(3,364)*
4. San Jacinto College *(2,776)*
5. The Boeing Company *(2,334)*
6. University of Houston - Clear Lake *(1,593)*
7. Mundy Company *(1,500)*
8. HCA Houston Healthcare *(1,473)*
9. Shell - Deer Park *(1,400)*
10. Zachry Industries Inc *(1,400)*
11. Lyondell Chemical Co *(1,175)*
12. SGS Petroleum *(1,127)*
13. Kaneka North America *(1,111)*
14. City of Pasadena *(1,068)*
15. Pinnacle ART *(438)*

LOCATION OVERVIEW

7-ELEVEN PASADENA, TX

The Most Populous County in Texas

HARRIS COUNTY

Residents in the Houston–The Woodlands –Sugar Land MSA

7.7 MILLION+

Houston, Texas is the largest city in Texas and the fourth-largest in the United States, with a population of over 2.3 million as of July 2023.

It serves as the principal city in the Houston–The Woodlands–Sugar Land metropolitan area, which is the fifth most populous MSA in the nation, with more than 7.3 million residents.

Houston is second only to New York City in the number of Fortune 500 headquarters.

Known as the Energy Capital of the World, Houston is home to over 4,600 energy-related firms, including the headquarters of ExxonMobil, ConocoPhillips, and Halliburton.

The city's economy is highly diversified across sectors such as energy, healthcare, aerospace, advanced manufacturing, biotechnology, and international trade. The Texas Medical Center—the world's largest medical complex—employs more than 100,000 healthcare professionals and hosts top institutions like MD Anderson Cancer Center. The Port of Houston ranks first in the U.S. in foreign tonnage and is a major driver of the region's robust logistics and shipping industry. Houston is also home to 23 Fortune 500 companies, second only to New York City. Its infrastructure includes two major international airports, an extensive freeway network, and one of the most active construction markets in the country. Houston's university system—featuring Rice University, University of Houston, and Texas Southern University—supports a growing innovation corridor and contributes billions to the local economy. Culturally, Houston is known for its diversity—with more than 145 languages spoken—and vibrant offerings in fine arts, culinary experiences, professional sports, and green spaces. The city's affordability and quality of life continue to attract both talent and capital from across the U.S. and around the world.

IN THE NEWS

7-ELEVEN PASADENA, TX

Texas Dominates Business Attraction, Houston Remains a Top Leader

SHAW ADCOCK, MARCH 01, 2024 (GREATER HOUSTON PARTNERSHIP)

The Houston region has once again ranked third among top U.S. metros for attracting new business, according to Site Selection Magazine's yearly analysis, while Texas earned its 12th consecutive Governor's Cup.

Site Selection identified **1,254 project** wins for Texas in **2023,** more than doubling the next-highest state, Illinois. With **226 more projects** than **2022,** Texas saw a **22% increase** in projects. The Houston-The Woodlands-Sugar Land MSA won **413 projects,** an uptick of more than 150 since 2022. Chicago and Dallas-Fort Worth placed first and second, **respectively,** in **the top U.S**. metros category.

"The Governor's Cups recognize not only the winning governors, but their entire economic development teams, and by extension, the many professionals throughout their states who work every day to attract new investment and retain and grow existing businesses," said Mark Arend, editor emeritus of Site Selection.

"We are **excited** to see Texas continues to be the **leading State for corporate relocations** and expansions," said Partnership Vice President of Regional Economic Development Craig Rhodes. "Houston's ranking as a **top three** metro further highlights the **unique opportunity** we have in our region for companies to access diverse talent, critical infrastructure, and the convergence of industries to **grow their business** on a global scale."

EXPLORE ARTICLE

Harris County booms with 3rd largest population in the U.S.

AMBER HECKLER, MARCH 19, 2025 (CULTURE MAP HOUSTON)

Newly released U.S. Census Bureau data shows Harris County was the third most populous county nationwide in 2024, and had the largest numeric population growth of any U.S. county from 2023 to 2024. Harris County is now home to more than 5 million people.

The new population report, published March 13, estimated year-over-year population data from 2023 to 2024 across all **3,144 U.S. counties,** and **387 metro areas.**

Harris County's numeric growth rate outpaced all other U.S. counties from July 1, 2023 to July 1, 2024, the report found. The Census Bureau estimated Harris County's population grew by 105,852 people year-over-year, bringing the total population to 5,009,302 residents. That's around a 2.16 percent growth rate.

Los Angeles County, California (No. 1) and Illinois' Cook County (No. 2) are the only two U.S. counties that have larger populations than Harris County. Los Angeles County now boasts a population of **nearly 9.76 million,** while Cook County's has increased to more than 5.18 million people

Montgomery County also ranked among the top 10 U.S. counties with the highest numeric growth, ranking 9th nationally after gaining **34,268 residents** from 2023 to 2024. Montgomery County's population has now **grown to 749,613 people.**

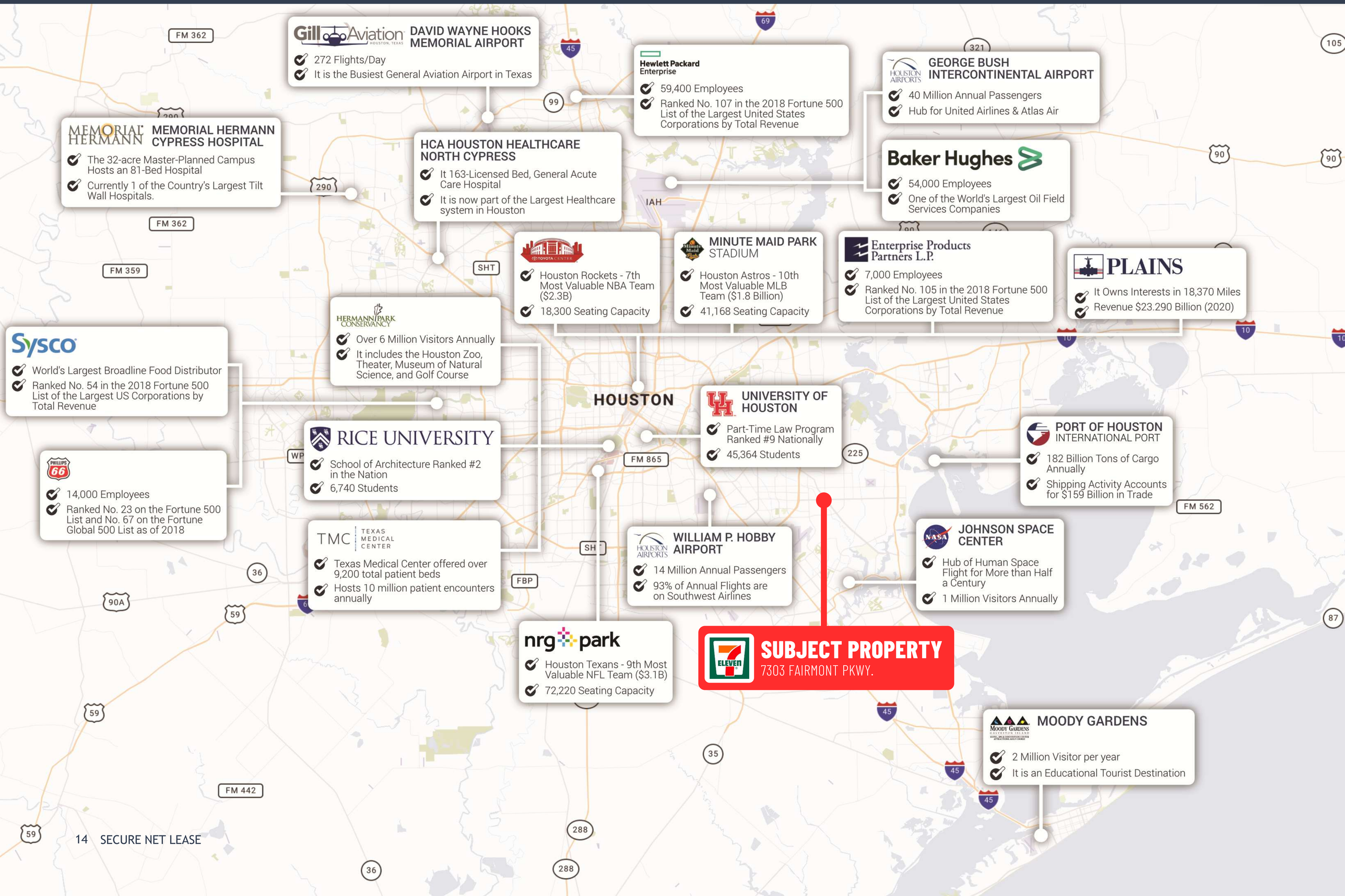
In the report's national comparison of counties with the **largest population** growth by percentage, Montgomery County ranked No. 7 with a year-over-year growth rate of 4.8 percent.

Most populated U.S. metro areas
The U.S. Census Bureau additionally found Houston-Pasadena-The Woodlands nearly led the nation as the **second-fastest growing metro area** in 2024.

EXPLORE ARTICLE

THE HOUSTON-THE WOODLANDS-SUGAR LAND METROPOLITAN STATISTICAL AREA (MSA)

7-ELEVEN PASADENA, TX



SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

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(214) 522-7200

Los Angeles

Office

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TEXAS DISCLAIMER

7-ELEVEN PASADENA, 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.