

100% Bonus Depreciation



Subject Property

7-Eleven

\$7,805,000 | 5.00% CAP

18201 West Hwy 71, Spicewood, TX (Austin) 78669

- ✓ **Absolute NNN Lease** with 10% Rental Increases Every 5 Years In Primary Term & Options
- ✓ **Strong State Highway Location with 48,000+ VPD** State Hwy 71 is a 253-mile-long thoroughfare in Austin and surrounding cities
- ✓ **Affluent Austin Suburb** Spicewood is an outer suburb of Austin, 1,3,5-mile Avg HH Incomes Exceed \$135k
- ✓ **Lake Travis Community** Features Top Ranked School Systems and is home to Several Massive Luxury Residential Developments
- ✓ **Bonus Depreciation Eligible, Check with CPA**



LAKE TRAVIS
MIDDLE SCHOOL
(879 STUDENTS)

ExtraSpace
Storage

71
TEXAS



ELITE
FOOT & ANKLE ASSOCIATES
LONGHORN
DERMATOLOGY

A NEW DAY CHILD
DEVELOPMENT CENTER, LLC

JBS
Underground I.L.C.

PHOENIX DRY CLEANING
Bee Creek
Realty
512
CUSTOM

WEST HIGHWAY 71
(48,000 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**.

INVESTMENT OVERVIEW

7-ELEVEN SPICEWOOD, TX



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

\$7,805,000

5.00% CAP

NOI

\$390,262

Building Area

±3,145 SF

Land Area

±1.72 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open & Operating** - Rent Commenced in September of 2020
- ✓ **Approx. 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 State Highway Location with 48,000+ VPD** State Hwy 71 is a 253-mile-long thoroughfare in Austin and surrounding cities, connecting up to I-35 - the main N/S interstate connecting Austin to Waco and Dallas (North).
- ✓ **Affluent Austin Suburb** Spicewood is an outer suburb of Austin, The trade area average HH incomes exceed \$136,000, \$158,000, and \$142,000 within the 1-, 3-, and 5-mile radius, respectively.
- ✓ **Lake Travis Community** Features Top Ranked School Systems and is home to Several Massive Luxury Residential Developments.
- ✓ **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 SPICEWOOD, TX

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3B

CREDIT RATING
S&P: A-

Stock Ticker
SVNDY

LOCATIONS
86,000+

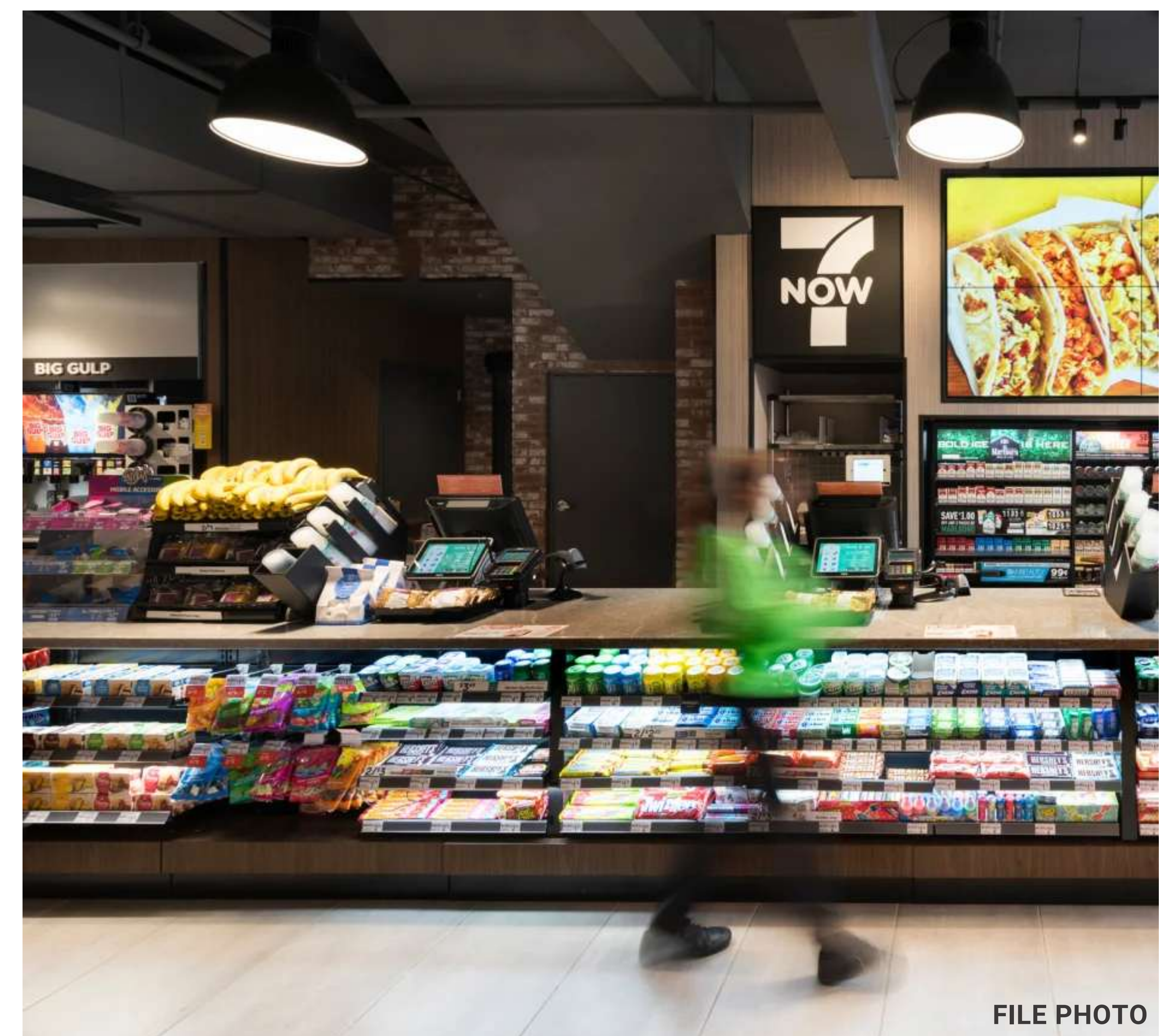


7-eleven.com

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 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.



FILE PHOTO



FILE PHOTO



FILE PHOTO

IN THE NEWS

7-ELEVEN SPICEWOOD, 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 SPICEWOOD, TX

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	September 2020
Lease Expiration	September 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Option Periods
Annual Rent YRS 1-5	\$354,784.00
Annual Rent YRS 6-10	\$390,262.00
Annual Rent YRS 11-15	\$429,289.00
Option 1	\$472,217.00
Option 2	\$519,439.00
Option 3	\$571,383.00
Option 4	\$628,521.00

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 SPICEWOOD, TX

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

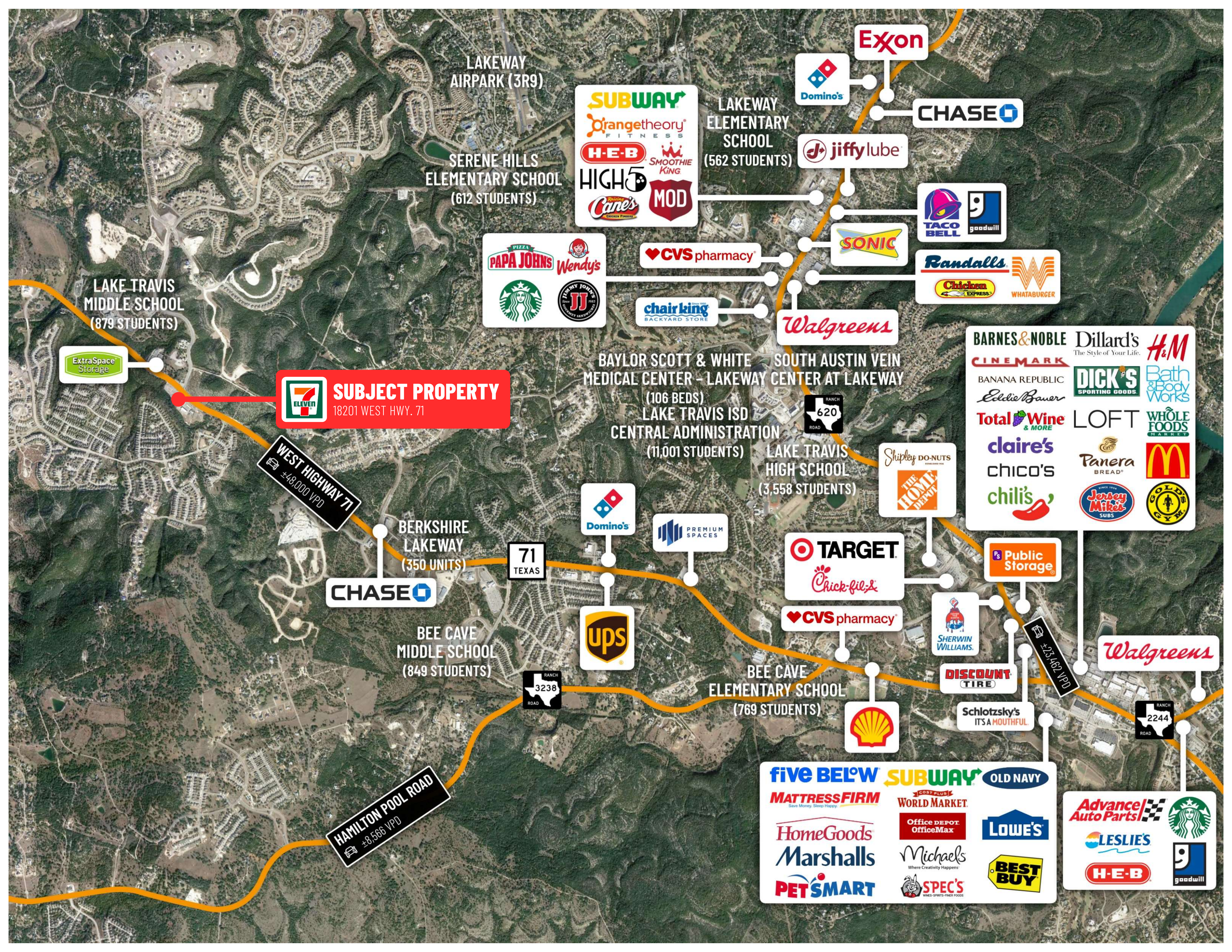
Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

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.

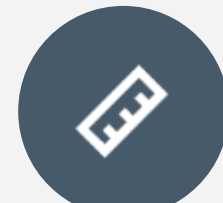
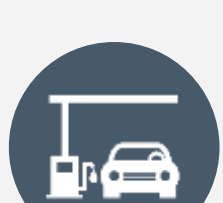


This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. Agent and its affiliates do not provide tax advice 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.



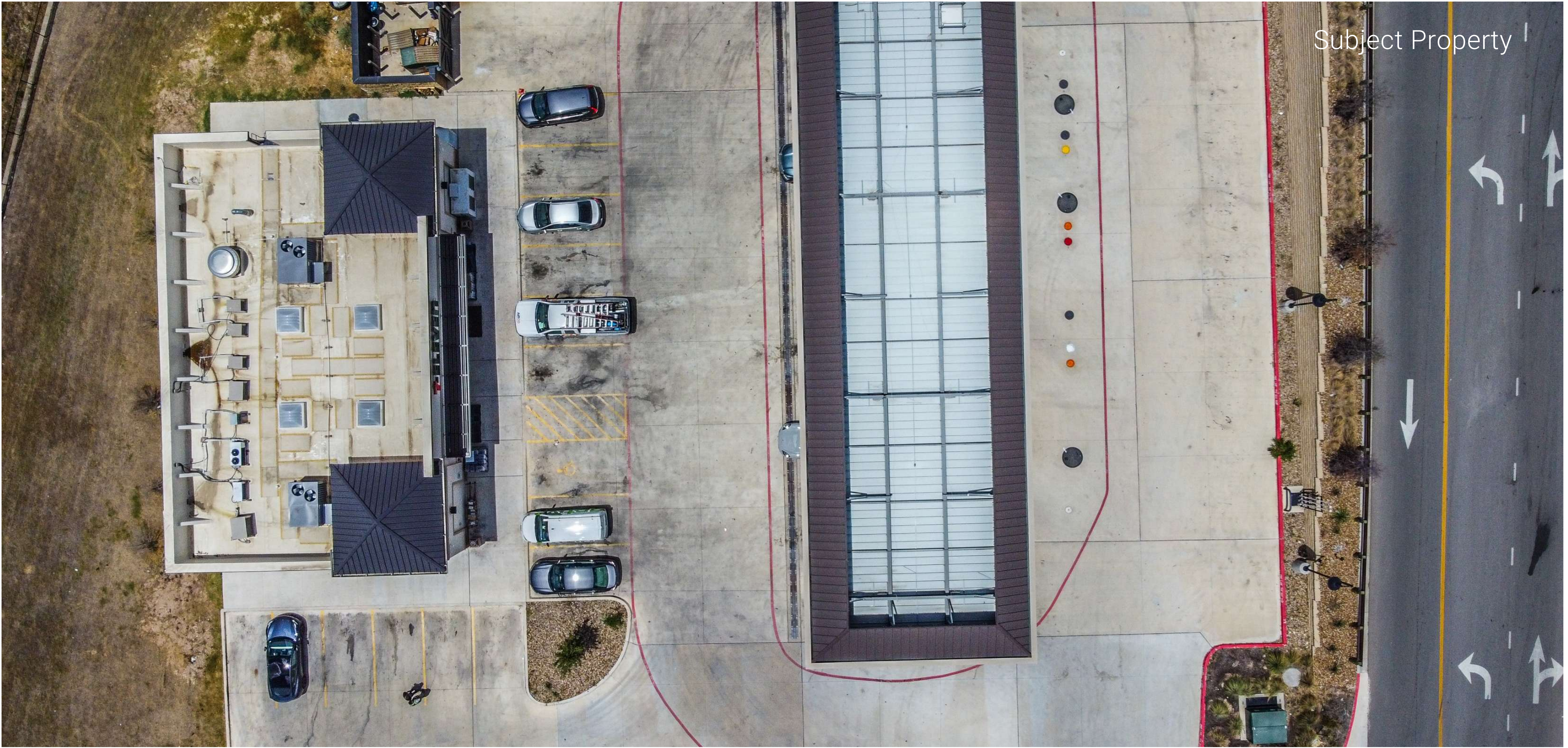
SITE OVERVIEW

7-ELEVEN SPICEWOOD, TX

	Year Built	2020
	Building Area	±3,145 SF
	Land Area	±1.72 AC
	Pumps	8
	Fueling Positions	16

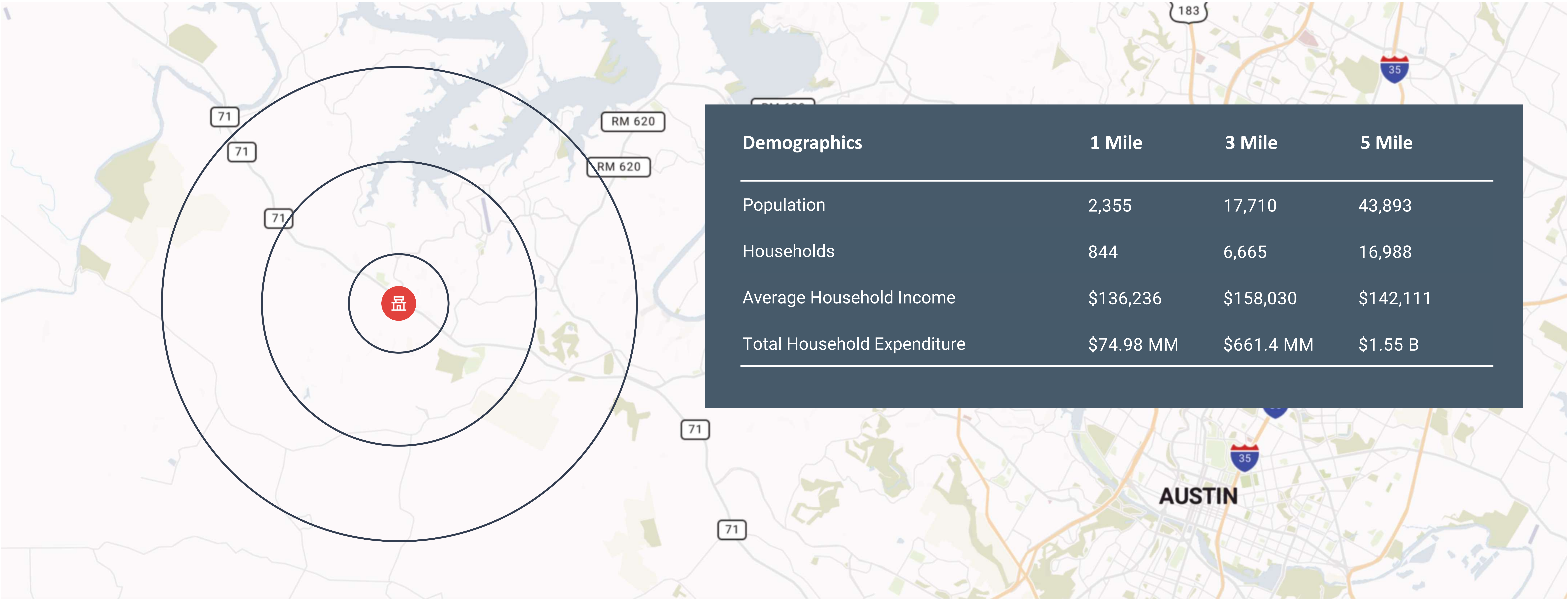
NEIGHBORING RETAILERS

- Target
- PetSmart
- Marshalls
- The Home Depot
- Lowe’s
- H-E-B
- Marshalls
- Best Buy
- Old Navy



LOCATION OVERVIEW

7-ELEVEN SPICEWOOD, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

State of Texas Government (39,685)
2.

The University of Texas at Austin (28,061)
3.

H-E-B (19,008)
4.

Ascension Seton (15,218)
5.

Federal Government (15,000)
6.

Walmart Stores Inc. (15,000)
7.

City of Austin (14,964)
8.

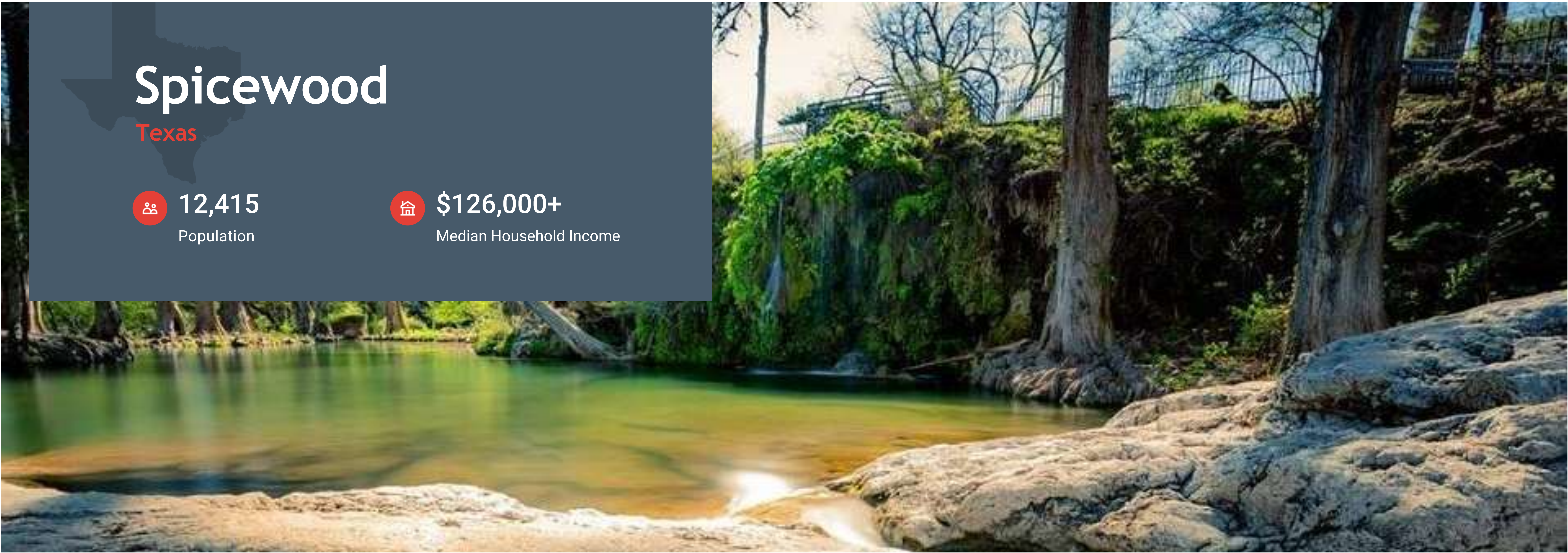
Dell Computer Corporation (14,964)
9.

Amazon (13,000)
10.

Austin ISD (10,940)

LOCATION OVERVIEW

7-ELEVEN SPICEWOOD, TX





Spicewood

Texas



12,415

Population



\$126,000+

Median Household Income

±20 Miles from
Downtown Austin

±20 MILES

Situated Along the
Colorado River Near Lake
Travis

LAKE TRAVIS

Spicewood, Texas is a charming unincorporated community in the Texas Hill Country; the property sits in western Travis County at Hwy 71 & Bee Creek Rd.

Krause Springs is a hidden Hill Country gem. It is a swimming hole filled with waterfalls, natural caves, and a rope swing.

A Lot of individuals traveling to Spicewood come for the Lake Travis activities.

It is home to Music Legend Willie Nelson. Even though it is not a big city, Spicewood has tremendous activities and impressive sites to see. A lot of individuals traveling to Spicewood come for the Lake Travis activities.

There are 24 RV sites offered here with both electricity and water. Also located in Spicewood is the Cypress Canopy Tours. The Cypress Canopy tours are an exciting zip line experience through cypress trees. This is a great opportunity to see the nature of Texas Hill Country. One unique thing about the Cypress Canopy Tours is that they offer night rides, where the trees are lined with paper lanterns and twinkle lights. Zip liners wear glow stick bracelets and necklaces. Pace Bend Park is a park with over nine miles of Lake Travis shorelines. The park has 30 RV sites, two boat ramps, swimming coves, picnic tables, camping sites, outhouse toilets, and barbeque grills. This is the perfect destination for outdoor and camping enthusiasts. Lakecliff Country Club is a place where people can gather together and enjoy some of the finest things in life. Lakecliff has twelve man-made lakes. They have several picturesque waterfalls and some of the best views of Texas Hill Country. Tee times are not required for golf here. There are also five US open style hard courts and two red clay courts. After a day full of adventure, visitors love to head to Opie’s Barbecue for some good ole’ spicy barbecue, banana pudding, sweet ribs, brisket, and so much more. Poodie’s Hilltop Roadhouse is home to the best burger in Texas. Guests can enjoy your juicy burger while listening to live music.

12 SECURE NET LEASE

IN THE NEWS

7-ELEVEN SPICEWOOD, TX

Spicewood Emerges As A Hot Spot For Austin, Texas’ Affluent Homebuyers

SPENCER ELLIOTT, APRIL 26, 2024 (FORBES)

While life in the unincorporated community of Spicewood in central Texas may move a little slower, its population growth does not. In 1990, the small ranching community had an estimated population of 110. Today, the population has grown to 11,230.

Located some 45 minutes outside of Austin, Spicewood’s dramatic population increase in such a relatively short period of time can largely be attributed to spillover from Austin’s booming tech and development industries and subsequent population growth, says Greg Walling of Moreland Properties.

“Austin itself used to be a sleepier city but now it’s got that hustle and bustle of industry and culture, and Spicewood is in that path of growth that follows the hills and water from the city.”

To meet the demands of the swift influx of new residents, the town has responded with a wave of development. “Spicewood used to pretty much be home to a little bar and some ranches. Now, there’s master-planned communities being built and some retail off along Highway 71,” Walling adds.

Predictably, prices have followed suit and the once-sparse real estate market in Spicewood has grown to accommodate some of the region’s most desirable properties.

According to data from Moreland Properties, the average asking price in Spicewood sits at \$1,036,050, a 6.4% increase from the same time last year. That price point just edges out Austin proper, where the average listing price is currently \$995,200.

EXPLORE ARTICLE

Austin tops list as No. 1 large economic boomtown in U.S. for 2025

AMBER HECKLER, AUGUST 28, 2025 (CULTURE MAP AUSTIN)

With an economy that continues to prosper, Austin has topped a new list of the best large American cities for economic growth in 2025.

Austin soared to the No. 1 spot among the biggest U.S. cities in 2025 after ranking No. 5 in last year's report.

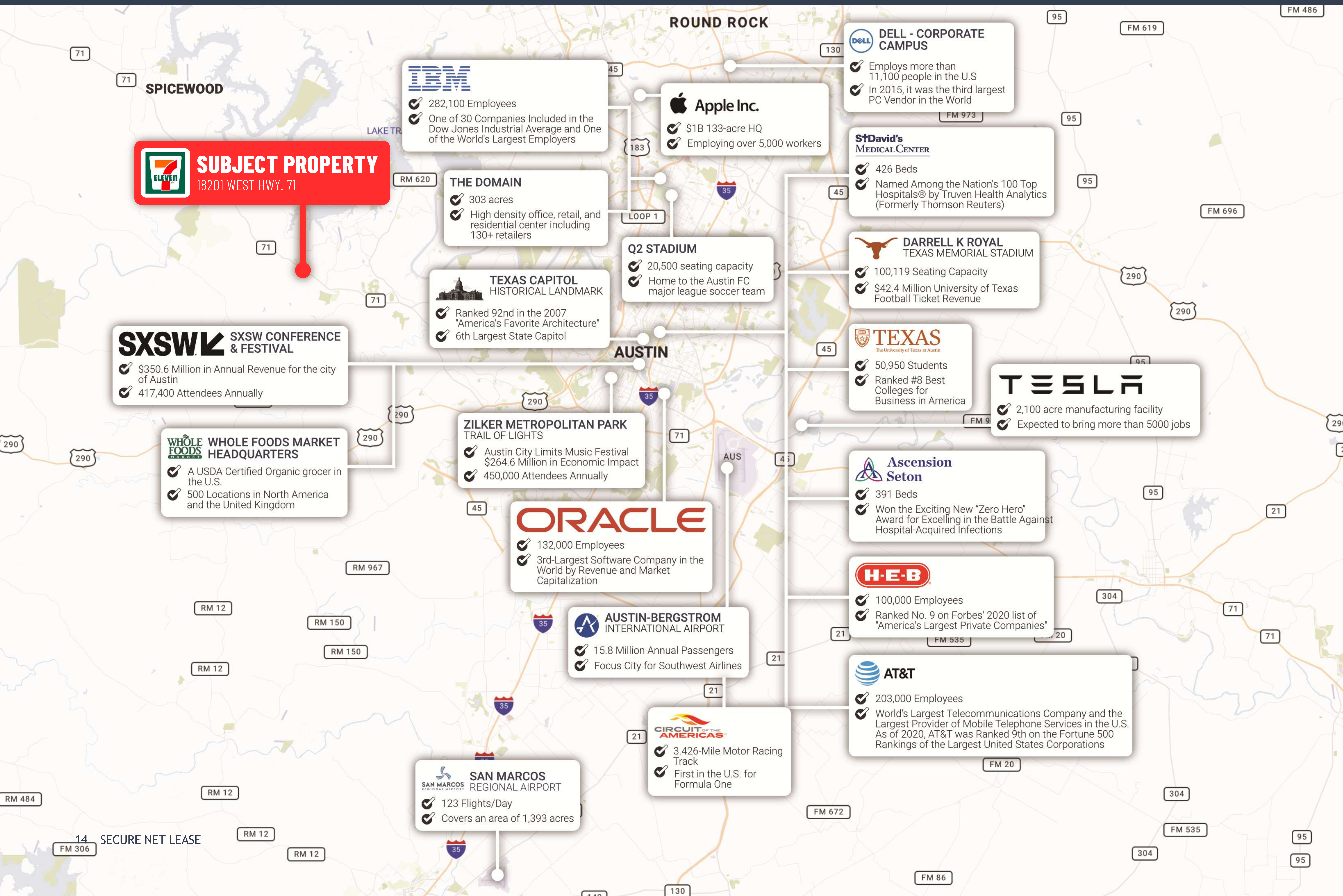
According to CoworkingCafe, Austin is "a clear leader" in GDP (gross domestic product) and broad-based growth.

"Austin claims the top spot with 61 points, driven by a remarkable 51 percent surge in its gross domestic product fueled by rapid job creation in tech, manufacturing and professional services," the report's author wrote. "The city also saw a 12 percent increase in housing stock, meaning more residential units were built to meet its growing population, as well as a 4 percent rise in educational attainment, which reflects a larger share of residents with college degrees or higher."

The Texas capital's flourishing economy is further spurred by a 33 percent hike in residents' median income over the last five years, and a 71 percent increase in new business applications.

The report also adds that it's not just Austin's major tech companies that are leading this boom. The city's artistic and creative fields (like the local music and film industries) and its award-winning educational institutions also added a significant impact to the city's GDP in 2023. In a January 2025 report on the Austin metro's economy, Opportunity Austin found the regional GDP generated \$248 billion in 2023.

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

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 SPICEWOOD, 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.