

7-ELEVEN

C3 REAL ESTATE ADVISORS  
2803 SAN JACINTO BLVD., AUSTIN TX 78705



# 7-Eleven

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to C3 Real Estate Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. C3 Real Estate Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONTACT C3 REAL ESTATE ADVISORS FOR MORE DETAILS.**

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# OFFERING SUMMARY

PRICE	\$4,050,000
CAP RATE	4.00 %
NOI	\$162,500
TENANT	7-Eleven, Inc.
LEASE TYPE	NNN
LEASE TERM REMANING	5 Years
LOCATIONS	More Than 68,000

# PROPERTY SUMMARY

ADDRESS	2803 San Jacinto Blvd., Austin, TX, 78705
COUNTY	Travis
BUILDING SF	2,828
LAND ACRES	.023
YEAR BUILT	2015
TRAFFIC COUNTS	11800
PARCEL NUMBER	02150509010000
LANDLORD RESPONSIBILITIES	NNN
ZONING TYPE	Commercial
OWNERSHIP TYPE	Fee Simple





## Trophy In-Fill Location

- The subject property is a free-standing, 2,828-square foot building situated on a 0.23 acre lot.
- Adjacent to the University of Texas.

## NNN Lease with Rent Increases

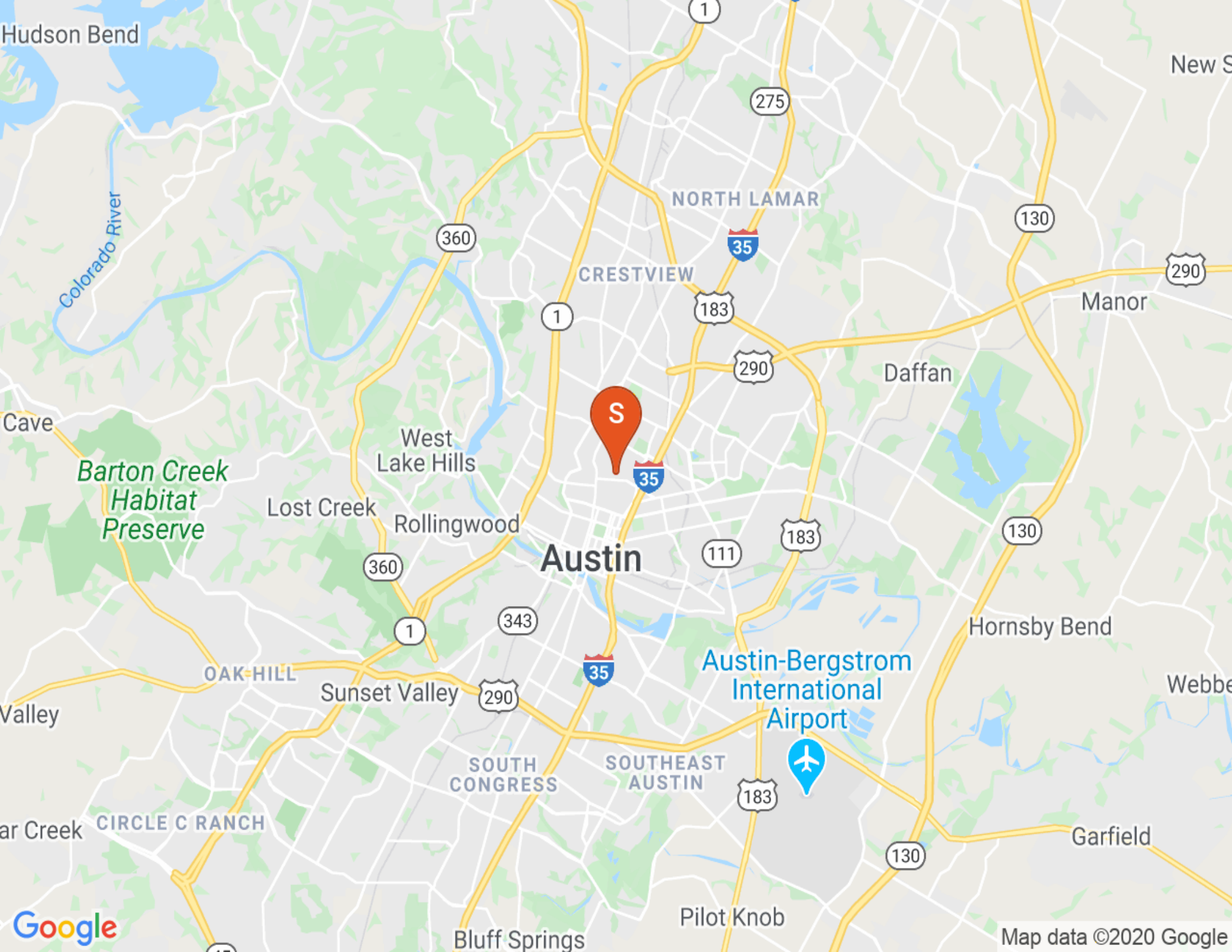
- Corporate tenant operating under a NNN Lease.
- Four, five-year options to renew.
- Five years remaining on the base term
- Eight percent rent increases every five years.

## Credit Tenant, S&P Rated AA-

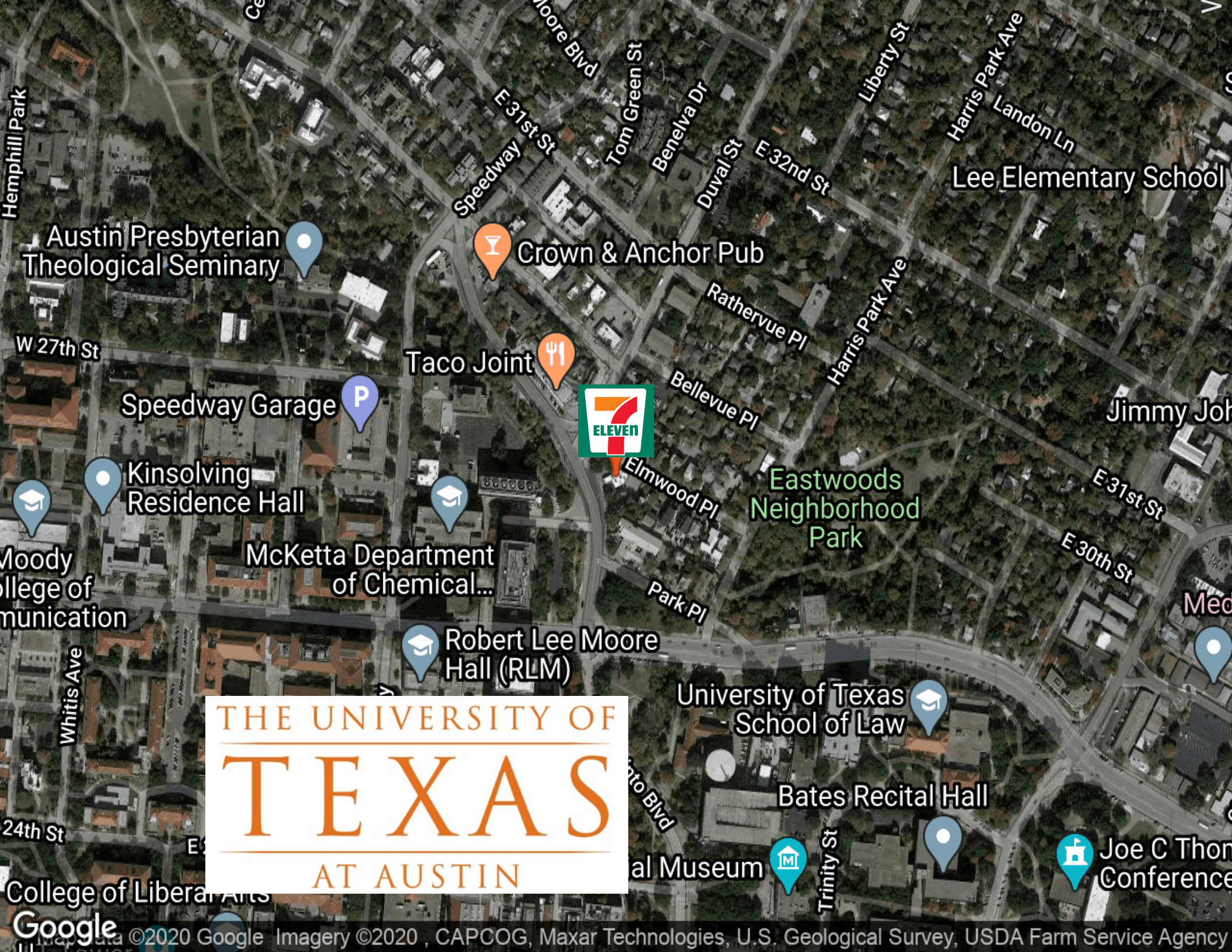
- Corporate Lease with 7-Eleven, Inc.
- 7-Eleven Inc. is an international chain of convenience stores, headquartered in Dallas, Texas. The chain was founded in 1927 as an ice house storefront in Dallas. 7-Eleven operates, franchises, and licenses 68,236 stores in 17 countries as of June 2019.













# Report

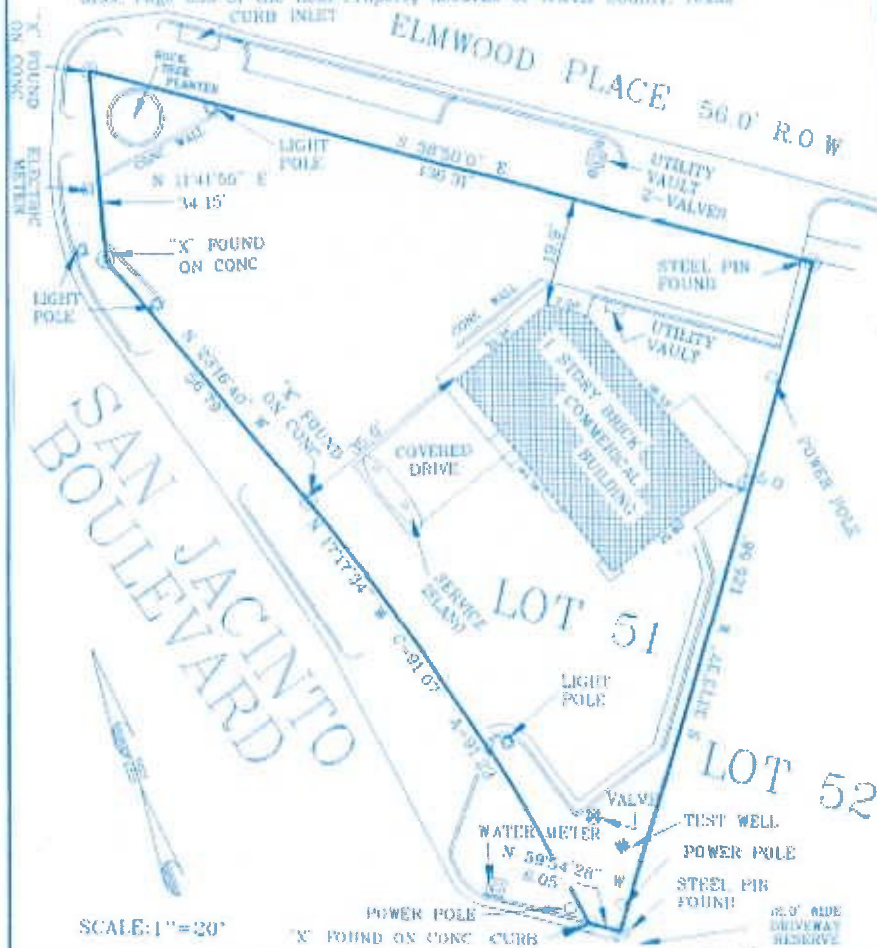




**SURVEY PLAT OF 2803 SAN JACINTO BOULEVARD**  
**LEGAL DESCRIPTION:**

By: Richard E. Koff

Lot 51, Outlot 1, Division 4, College Court Addition a subdivision of a portion of Outlot 1, Division "X" in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded at Volume 2, Page 222 of the Plat Records of Travis County, Texas, together with approximately 1202 square feet of original Naval Street as conveyed by a deed recorded in Volume 8159, Page 853 of the Real Property Records of Travis County, Texas.



SCALE: 1"=20'

1. ☒ This property is in Zone 1 of the F.I.A. Flood Insurance Rate Map for Community Panel No. 49002-1001B, dated Sept. 1, 1991.
  2. ☐ This property is within a Special Flood Hazard Area, as identified by the F.I.A. Flood Insurance Rate Map for Community Panel No. 49002-1001B, dated Sept. 1, 1991.
  3. ☐ According to the recorded plat of this subdivision, this lot is within the 100-year flood plain.
  4. ☐ According to the recorded plat of this subdivision, the 100-year flood plain is contained within the drainage easements shown on the plat. There are no drainage easements on this lot.
  5. ☐ The drainage on this lot is such that under normal conditions the water will drain away from the house and off the lot.
- THE STATE OF TEXAS TO THE LHN HOLDERS AND/OR THE OWNERS OF THE COUNTY OF TRAVIS: HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OR EXCESS, BOUNDARY LINE CONFLICTS, ENCUMBRANCES, EASEMENTS, PLUGS OF ENCUMBRANCES, EASEMENTS, EASEMENTS OR RIGHTS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, ALLEYS OR OTHER HIGHWAYS.
- USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSTANDING IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
- Dated this 21st day of 2012.

*Clinton P. Koff*  
 CLINTON P. KOFF  
 REGISTERED PUBLIC SURVEYOR  
 NUMBER 1453



## BRAND PROFILE

7-Eleven, retailer that operates more than 60,000 convenience stores, mostly in North America and Asia. The typical outlet is small in size and carries a limited stock of food, drinks, and other high-turnover products but stays open long hours. Although a subsidiary of the Tokyo-based Seven & i Holdings, 7-Eleven is headquartered in Dallas.

The stores called 7- Eleven trace their origin to 1927, when several icehouse companies—which primarily sold block ice for food preservation to households without electric refrigerators—merged to form the Southland Ice Company in Dallas. Either after the merger, or shortly before it, one of the icehouses also began selling food items. Southland Ice soon took up general retailing, installing attention-getting Native American totem poles in front of some of its stores and adopting the name Tote'm Stores, which served as a punning invitation to customers to “tote” their purchases away. Joe C. Thompson, Sr., became president of Southland Ice in 1931. During the Great Depression the company went through bankruptcy. It emerged with a new emphasis on food and drink, especially after the repeal of Prohibition in 1933, when beer and liquor were first offered for sale.

In 1946 the stores were renamed 7-Eleven to call attention to their extended hours of operation—from 7:00 AM to 11:00 PM, seven days a week. About the late 1950s, Southland began to expand beyond Texas, opening 7-Eleven stores on the East Coast. Joseph Thompson's son, John P. Thompson, became president in 1961 and further expanded operations in the United States and elsewhere. Starting in 1963 some outlets stayed open 24 hours a day, and the following year the company began to franchise its stores.

HEADQUARTERS

Dallas, TX

YEAR FOUNDED

1927

WEB SITE

<https://www.7-eleven.com/>

LOCATIONS

More Than 68,000

NUMBER OF EMPLOYEES

45000



## LEASE ABSTRACT

TENANT	7-Eleven, Inc.
GUARANTOR	Corporate
EXPIRATION DATE	5/31/2025
LEASE TERM REMAINING	5 Years
RENEWAL OPTIONS	4, 5-Year
CURRENT RENT	\$162,500
ROFR	Yes

<b>RENT</b>	CURRENT RENT	\$162,500/Year	
	Rent Increases	8% Every 5 Years	
	Rent Schedule		
	YEAR 1-5	\$150,000/Year	\$12,500/Month
	YEAR 6-10	\$162,000/Year	\$13,500/Month
	OPTION 1 (YEAR 11-15)	\$174,960/Year	\$14,580/Month
	OPTION 2 (YEAR 16-20)	\$188,956/Year	\$15,746/Month
	OPTION 3 (YEAR 21-25)	\$204,073/Year	\$17,006/Month
	OPTION 4 (YEAR 26-30)	\$220,399/Year	\$18,367/Month

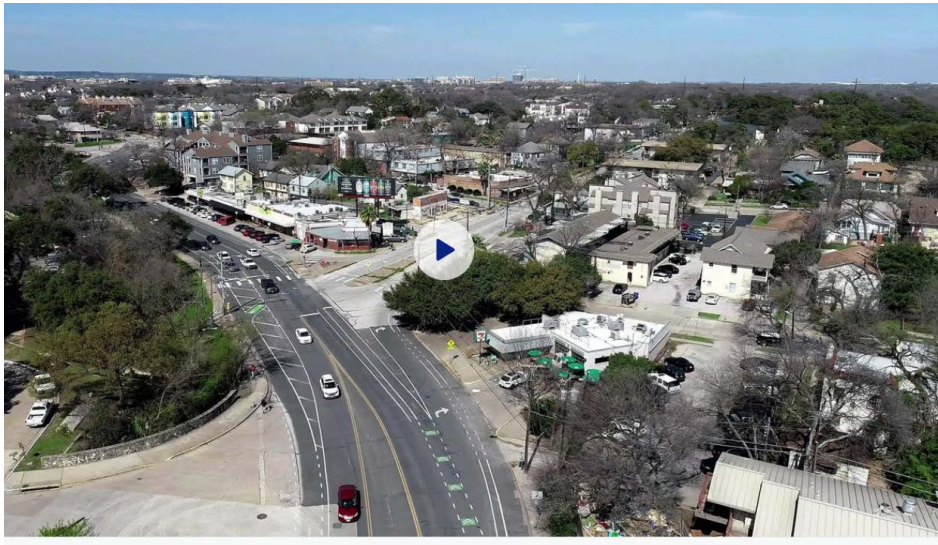
## LEASE STRUCTURE

LEASE TYPE	NNN
ROOF	Tenant
STUCTIONE	Tenant
HVAC	Tenant
CAM	Tenant
PARKING	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant
INSURANCE	Tenant
FLOOD INSURANCE	Landlord





Click on Picture Below to View Video



## Austin

- The fast growing large city in the United States.
- Capital city of Texas, as well as the seat and largest city of Travis County.
- 11th-most populous city in the United States, the fourth-most-populous city in Texas.

## In-Fill Location

- Adjacent to the University of Texas at Austin Campus - A Flagship Institution of the University of Texas System with Over 51,000 Enrolled Students

## Excellent Demographics



### POPULATION

1 MILE	3 MILE	5 MILE
39,907	166,000	380,150



### AVERAGE HOUSEHOLD INCOME

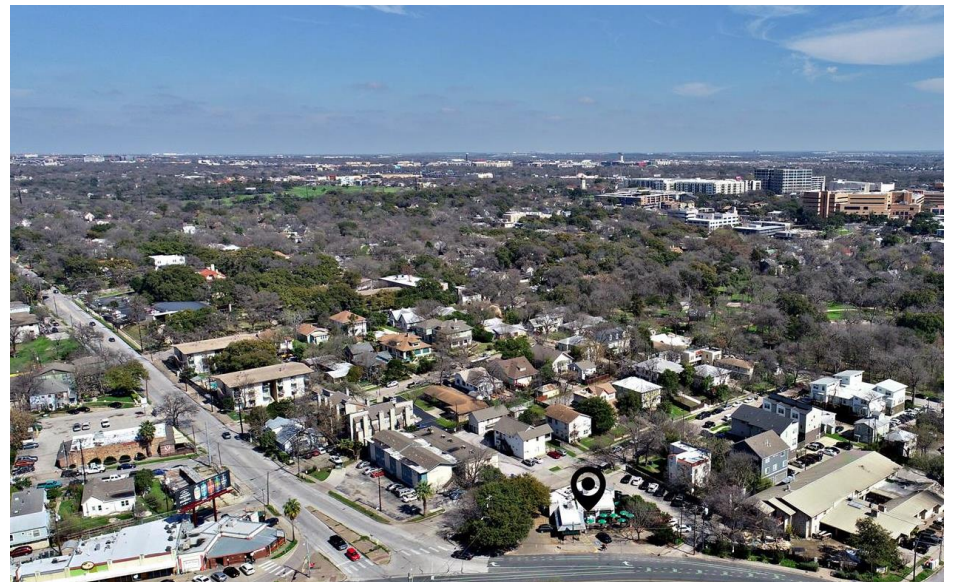
1 MILE	3 MILE	5 MILE
\$50,093	\$102,256	\$95,766



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,776	125,155	309,245
2010 Population	35,014	133,404	316,007
2019 Population	39,907	166,000	380,150
2024 Population	42,417	183,812	415,957
2019 African American	1,221	12,241	34,012
2019 American Indian	96	968	2,975
2019 Asian	8,283	14,235	23,090
2019 Hispanic	5,896	41,195	132,575
2019 Other Race	1,549	14,704	50,560
2019 White	27,141	117,977	255,506
2019 Multiracial	1,586	5,766	13,773
2019-2024: Population: Growth Rate	6.15 %	10.30 %	9.10 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6,284	11,656	22,169
\$15,000-\$24,999	1,514	5,715	14,855
\$25,000-\$34,999	998	4,904	13,255
\$35,000-\$49,999	1,259	7,428	19,747
\$50,000-\$74,999	1,473	11,609	27,124
\$75,000-\$99,999	770	7,350	16,893
\$100,000-\$149,999	893	10,985	23,093
\$150,000-\$199,999	491	6,143	11,709
\$200,000 or greater	621	8,907	16,945
Median HH Income	\$19,837	\$64,397	\$59,605
Average HH Income	\$50,093	\$102,256	\$95,766

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,109	56,073	136,031
2010 Total Households	12,115	58,185	135,387
2019 Total Households	14,303	74,697	165,790
2024 Total Households	15,533	83,570	182,755
2019 Average Household Size	1.96	2.02	2.19
2000 Owner Occupied Housing	1,840	19,431	46,991
2000 Renter Occupied Housing	9,770	34,154	83,661
2019 Owner Occupied Housing	2,194	27,053	60,402
2019 Renter Occupied Housing	12,109	47,644	105,389
2019 Vacant Housing	828	7,352	16,455
2019 Total Housing	15,131	82,049	182,245
2024 Owner Occupied Housing	2,345	29,347	65,089
2024 Renter Occupied Housing	13,188	54,223	117,666
2024 Vacant Housing	807	7,787	17,057
2024 Total Housing	16,340	91,357	199,812
2019-2024: Households: Growth Rate	8.30 %	11.35 %	9.85 %



2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,533	15,692	35,262
2019 Population Age 35-39	865	12,469	29,799
2019 Population Age 40-44	581	9,180	22,988
2019 Population Age 45-49	521	8,213	20,728
2019 Population Age 50-54	478	7,309	18,254
2019 Population Age 55-59	587	7,385	17,905
2019 Population Age 60-64	509	6,389	15,649
2019 Population Age 65-69	398	5,121	12,597
2019 Population Age 70-74	179	3,594	8,897
2019 Population Age 75-79	99	2,322	5,729
2019 Population Age 80-84	79	1,600	3,921
2019 Population Age 85+	122	2,324	4,899
2019 Population Age 18+	38,634	144,156	311,096
2019 Median Age	22	30	31

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,533	\$67,738	\$59,988
Average Household Income 25-34	\$70,323	\$98,421	\$86,811
Median Household Income 35-44	\$64,032	\$94,054	\$75,744
Average Household Income 35-44	\$96,140	\$133,670	\$113,621
Median Household Income 45-54	\$73,017	\$106,543	\$84,815
Average Household Income 45-54	\$111,865	\$148,795	\$130,047
Median Household Income 55-64	\$63,188	\$83,443	\$74,232
Average Household Income 55-64	\$95,705	\$128,663	\$121,836
Median Household Income 65-74	\$57,122	\$64,527	\$61,259
Average Household Income 65-74	\$82,709	\$99,529	\$96,663
Average Household Income 75+	\$58,953	\$69,465	\$67,400

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,794	16,926	36,511
2024 Population Age 35-39	970	13,273	30,780
2024 Population Age 40-44	670	10,923	26,674
2024 Population Age 45-49	530	8,946	22,218
2024 Population Age 50-54	501	8,351	20,595
2024 Population Age 55-59	578	7,521	18,236
2024 Population Age 60-64	565	7,186	17,136
2024 Population Age 65-69	474	6,140	14,512
2024 Population Age 70-74	226	4,607	11,180
2024 Population Age 75-79	140	3,275	7,915
2024 Population Age 80-84	104	2,107	4,905
2024 Population Age 85+	144	2,605	5,413
2024 Population Age 18+	41,051	159,968	342,041
2024 Median Age	22	30	31

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,650	\$78,700	\$71,379
Average Household Income 25-34	\$71,089	\$111,879	\$101,109
Median Household Income 35-44	\$63,084	\$106,094	\$87,089
Average Household Income 35-44	\$96,075	\$147,269	\$127,824
Median Household Income 45-54	\$73,885	\$115,409	\$99,609
Average Household Income 45-54	\$114,253	\$162,950	\$142,510
Median Household Income 55-64	\$63,960	\$94,698	\$82,818
Average Household Income 55-64	\$98,150	\$141,158	\$132,571
Median Household Income 65-74	\$57,806	\$70,865	\$67,831
Average Household Income 65-74	\$83,933	\$109,896	\$107,803
Average Household Income 75+	\$59,336	\$80,304	\$77,622





# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

7-Eleven



2803



AHEAD

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