

SECURE
NET LEASE


FILE PHOTO

7-ELEVEN (S&P RATED AA-)
RARE 10% RENT INCREASES EVERY 5 Years

\$4,499,000 | 4.50% CAP

890 S. Denton Tap Road (DFW), Coppell, TX 75019

- ✓ New 15-Yr Corp. Absolute NNN Lease
- ✓ Largest Chain Retailer in the World
- ✓ 8th Best Place to Live in U.S. (Money Magazine)
- ✓ Borders DFW Airport - 60M Passengers Annually
- ✓ 2 Miles from 7-Eleven Corporate HQ

A photograph of a 7-Eleven convenience store and gas station at night. The building is illuminated by interior and exterior lights, with the 7-Eleven logo prominently displayed on the roof and above the entrance. Several gas pumps are visible in the foreground, also featuring the 7-Eleven logo. A white SUV is parked in the lot, and other vehicles are partially visible. The sky is dark, and the overall scene is brightly lit by the store's artificial lights.

7-Eleven, Inc the Irving, Texas-based c-store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN | COPPELL, TEXAS

\$4,499,000 | 4.5% CAP



\$202,426.80

NOI



±2,993 SF

BUILDING AREA



±0.97 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **Less than 2 Miles from 7-Eleven Corporate Headquarters and Cypress Waters** which is a lush 1,000 acre master-planned development, perfectly placed in the heart of the Dallas Fort Worth metroplex and just five minutes from DFW International Airport. Centered around a serene 362 acre lake, this office, multi-family and retail waterfront development is DFW's newest master-planned community
- ✓ **High Traffic Count.** Located on the corner of S Denton Street and E Beltline Road which has approximately 35,949 vehicles passing daily.
- ✓ **Legoland is within 3-miles from the subject 7-Eleven.** Legoland Discovery Center is an indoor family entertainment center that encompasses many attractions such as lego-themed rides, a soft play area, a 4D cinema and a gift shop. Legoland typically averages 1.6 million visitors.
- ✓ **Close proximity to the DFW International Airport.** The subject property is located less than 4-miles away from the Dallas Fort Worth International Airport the 4th busiest airport in the World which sees approximately 64 million annual passengers.
- ✓ **Sea Life Grapevine Aquarium** within close proximity to the subject 7-Eleven is a main attraction in Coppell Texas. The company aims to deliver memorable and rewarding experiences to 38.5 million visitors worldwide.
- ✓ **Grapevine Mills**, a diverse-scale shopping mall is in the Dallas-Fort Worth Metroplex 3-miles from 7-Eleven. Mills currently totals over 1.6 million square feet and is one of the largest malls owned by The Mills platform of Simon Property Group.
- ✓ **Universal Technical Institution located 3-miles from 7-Eleven** is a leading provider of technical training for students seeking careers as technicians in the transportation industry with a current enrollment of 2,000 students and faculty.

SECURE

NET LEASE

CONTACT FOR DETAILS

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FILE PHOTO

SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | COPPELL, TEXAS



7-ELEVEN (7-eleven.com)

LESSEE: 7-ELEVEN, INC., A TEXAS CORPORATION

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., Primarily operating as a franchise. It is the largest chain store operator with approximately 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-Originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

\$5.1B

REVENUE

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

S&P : AA-

CREDIT RATING

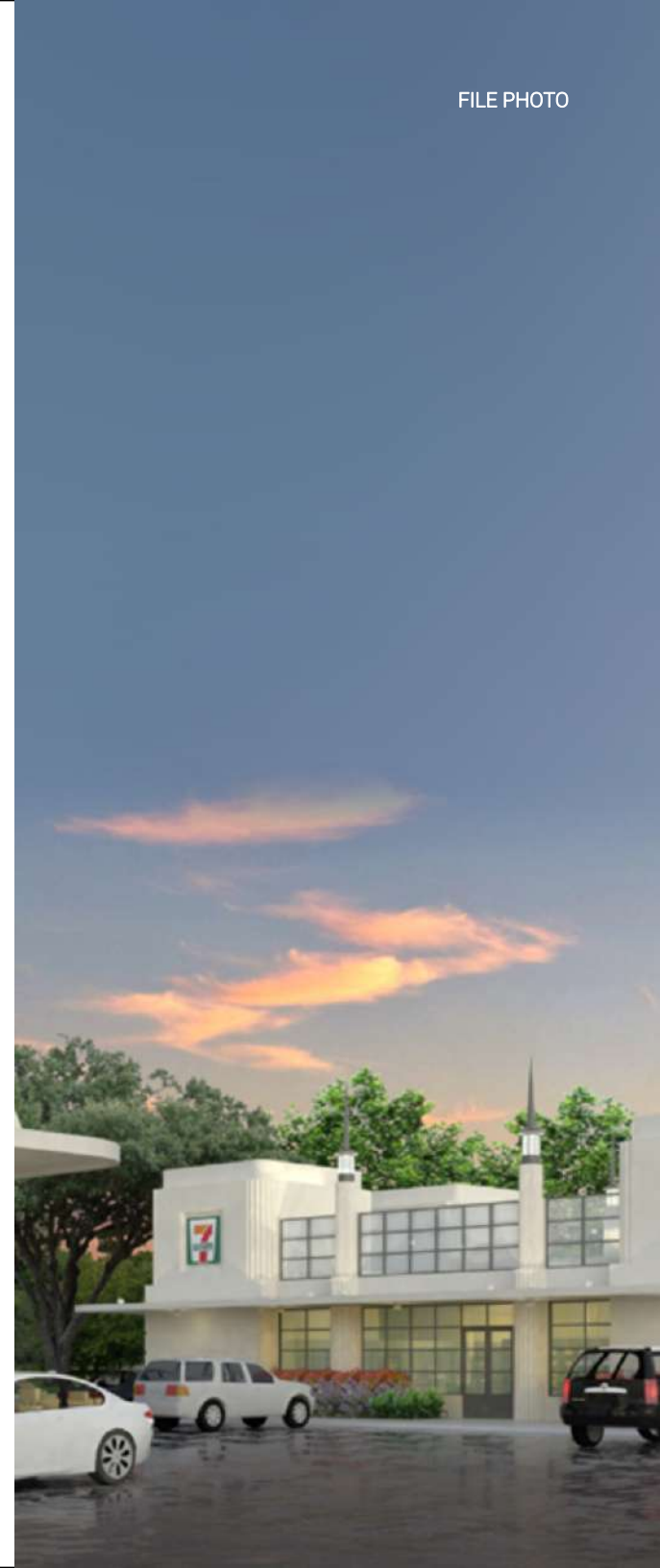
7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

67,000+

LOCATIONS

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and 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 customers. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

FILE PHOTO



IN THE NEWS

7-ELEVEN | COPPELL, TEXAS

POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (Cstore Decisions)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee "Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

President and CEO Joe DePinto shares with Convenience Store Decisions how a *customer-obsessed culture is propelling the world's largest convenience retailer* forward.

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world.

President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.



[CLICK HERE TO READ MORE](#)

FILE PHOTO



LEASE OVERVIEW

7-ELEVEN | COPPELL, TEXAS

INITIAL LEASE TERM	15-Years, Plus Four (4), 5 Year Options to Renew
PROJECTED RENT COMMENCEMENT	April 2020
PROJECTED LEASE EXPIRATION	March 2035
LEASE TYPE	Corporate Net Lease
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT: YEARS 1-5	\$202,426.80
ANNUAL RENT: YEARS 6-11	\$222,670.80
ANNUAL RENT: YEARS 11-15	\$244,936.44
OPTION # 1 YEARS 16-20	\$269,430.12
OPTION # 2: YEARS 21-25	\$296,373.12
OPTION # 3: YEARS 26-30	\$326,010.36
OPTION # 4: YEARS 31-35	\$358,611.48

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COTTONWOOD CREEK
ELEMENTARY SCHOOL
(539 STUDENTS)



LAKEVIEW
ELEMENTARY SCHOOL
(475 STUDENTS)



COPPELL
HIGH SCHOOL
(3,430 STUDENTS)



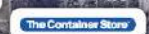
NEW TECH HIGH
SCHOOL
(325 STUDENTS)



WELLINGTON PLACE
APARTMENTS
(239 BEDS)



RIVERCHASE
ELEMENTARY SCHOOL
(904 STUDENTS)



 **SUBJECT PROPERTY**
890 S DENTON TAP RD.

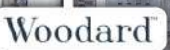


COPPELL MIDDLE
SCHOOL EAST
(982 STUDENTS)



BARBARA BUSH
MIDDLE SCHOOL
(663 STUDENTS)

Burlington **LOFT** **BAM!**
Marshall's **shopDisney** **sears**
ROOMS TO GO **Sun & Ski Sports** **Foot Locker**
GameStop **OLD NAVY** **GAP**
chico's **SKECHERS** **PAYLESS**
BANANA REPUBLIC **at&t**
H&M **Famous Footwear** **chairking**



PINKERTON
ELEMENTARY SCHOOL
(393 STUDENTS)



VALLEY RANCH
ELEMENTARY SCHOOL
(634 STUDENTS)

DALLAS/FORT WORTH
INTERNATIONAL
AIRPORT

CYPRESS WATERS
1,000 ACRE MASTER-
PLANNED DEVELOPMENT

SITE OVERVIEW

7-ELEVEN | COPPELL, TEXAS



2020
YR BUILT



±2,993 SF
BUILDING AREA



±0.97 ACRES
LAND AREA

NEIGHBORING RETAILERS

Dairy Queen	Sprouts Farmers Market
McDonald's	Walgreens
CVS	Sonic Drive-In
The Home Depot	Best Buy
Walmart	PetSmart
Kohl's	Sam's Club
Marshalls	Old Navy
SKECHERS	Burlington
Staples	Ashley HomeStore
Jack in the Box	FedEx
Kroger	Chase Bank

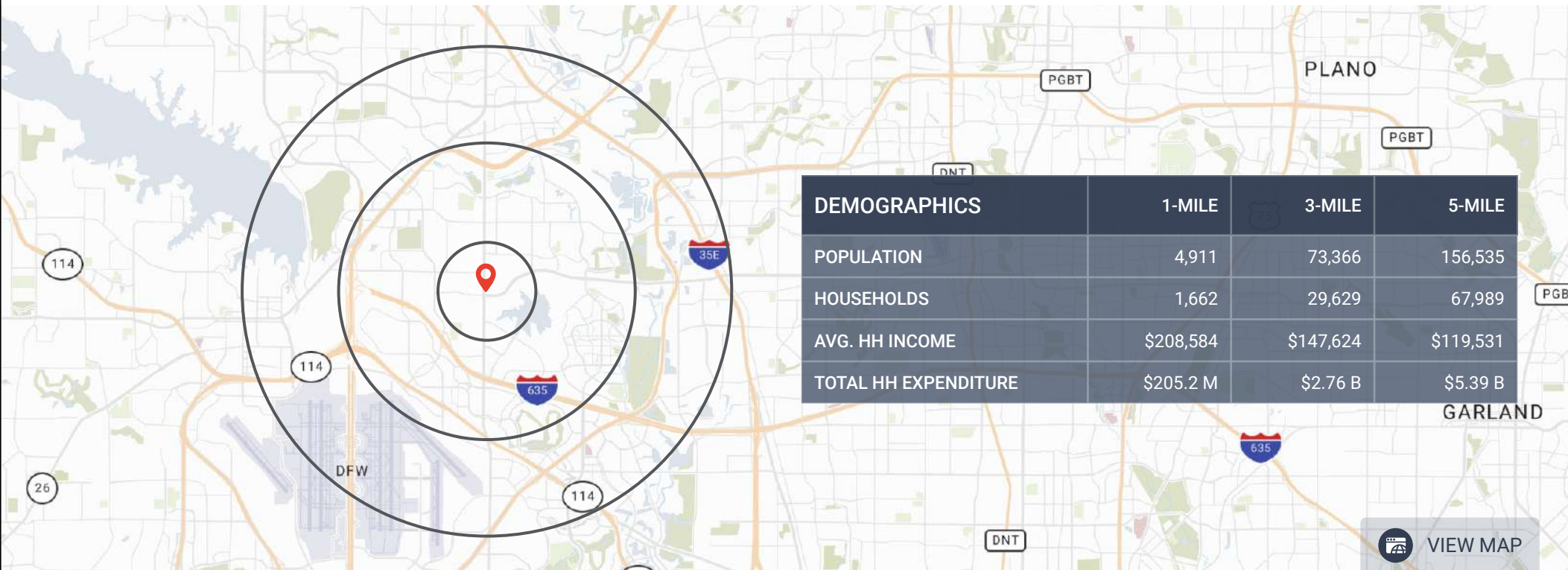
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LOCATION OVERVIEW

7-ELEVEN | COPPELL, TEXAS



ECONOMIC DRIVER'S (# of Employees in Coppel)

Brinker Corp (57,906)

7-Eleven Corporate HQ (45,000)

Mognolian Concepts LLC (17,000)

Global Medical Response, Inc. (6,000)

Atos Solutions and Services Inc. (6,000)

Zale Canada Co. (5,300)

STMicroelectronics, Inc. (4,100)

Associates First Capital Corporation (4,000)

Vistra Corporation Services Company (4,000)

Caliber Collison (3,700)

The Allstate Corporation (3,500)

Kohlberg & Co., L.L.C. (3,400)

Time Warner Cable Enterprises LLC (3,300)

Branch Carrollton-Farmers Independent School District (3,000)

BJ's Restaurants, Inc. (2,300)

Xome Inc. (1,700)

Teadpc Behavioral Health, P.A. (1,700)

LOCATION OVERVIEW

7-ELEVEN | COPPELL, TEXAS



COPPELL TEXAS



41,138
POPULATION



\$344,300
MEDIAN HOUSEHOLD INCOME

Coppel is a city in the northwest corner of Dallas County in the U.S. state of Texas with a current population of 41,138. Coppel is a peaceful town where you can spend your leisure hours at Grapevine Springs Park and Wagon Wheel Park, which includes 6 baseball fields, 8 tennis courts and 5 soccer fields. Coppel has experienced 3.5% job growth in the past year, expecting to continue expansion in

Dallas Fort Worth International Airport is the **2nd largest in the country and 6th largest in the world.**

the future, and is conveniently located 20-miles from downtown Dallas with countless night life attractions. 7-Eleven is 19-miles from North Dallas Business Center, 3-miles from Legoland Discovery Center (1.5 million visitors annually), and 3-miles from Sea World (3.3 million visitors annually). Coppel is within a 15-minute drive to recreational lakes Grapevine and Lewisville, where you can fish, ski, picnic or camp. Coppel is also within a 15-minute drive to three of the nicest area shopping malls - Vista Ridge, Grapevine Mills and Stonebriar.

One of Coppel's primary selling points is its proximity (1-mile) to DFW International Airport. In fact, a portion of the airport resides within Coppel's city limits. Since its opening, the airport has grown to be one of the world's busiest international airports, with more than 60 million passengers passing through the gates annually.

The Dallas/Fort Worth MSA has a population base in excess of 6,700,000 residents and is largest MSA in the South and fourth in the nation. Also known as "DFW" and "the Metroplex", the MSA is in the plains of North Texas and encompasses 12 counties. As the nation's fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people.

**BEST
PLACES**

2019 BEST PLACES
TO LIVE IN TEXAS
(NICHE)

8TH

BEST PLACE TO LIVE
IN THE U.S. (MONEY
MAGAZINE)

IN THE NEWS

7-ELEVEN | COPPELL, TEXAS

COPPELL RANKS 8TH IN THE BEST PLACES TO LIVE

Julia Bohan, August 13, 2015, (*Money.com*)

Coppell has made a virtue of concrete. The ring of freeways that surrounds the town also shields it from Dallas's sprawl, which means Coppell has been able to carve out a unique identity—no mean feat here—and close-knit community. Ice cream socials, outdoor concerts, and block parties fuel the small-town pride, as does Coppell High School, an academic standout whose sports teams and marching band routinely make the finals of state championships.

Last year a downtown revitalization project brought much-needed walkability—

Money Magazine, published by Time Inc., has named **Coppell #8 on its annual list of "Best Places to Live in America."** This year, the magazine ranked cities with population sizes between 10,000 and 50,000, and **Coppell was rated in the top ten, first among Texas cities.** The last time that Money ranked small cities, Coppell ranked 32.

and a boost up our list, from No. 32 in 2013. Construction is still underway, but a town square, complete with a pavilion, playground, and splash pad, buzzes with activity, especially during the Saturday farmers' market. Houses and eateries line the perimeter, with two more restaurants on the way. New buildings in Prairie style match the original 1900-era architecture.

ECONOMIC DEVELOPMENT

(*The City Of Coppell*)

The City of Coppell is proud of our pro-business attitude encouraging the development of high-quality businesses and corporate relocation projects all committed to helping each and every one thrive. **Coppell's central location, superior school system, excellent quality of life and commitment to the business community explains why more than 500 businesses call Coppell home. Coppell has 76 restaurants. From fast food to fine dining Coppell has a variety of food choices.** As seen on the 2019 Vacant Commercial Land Map, there are approximately 400 acres of vacant land waiting to be developed.



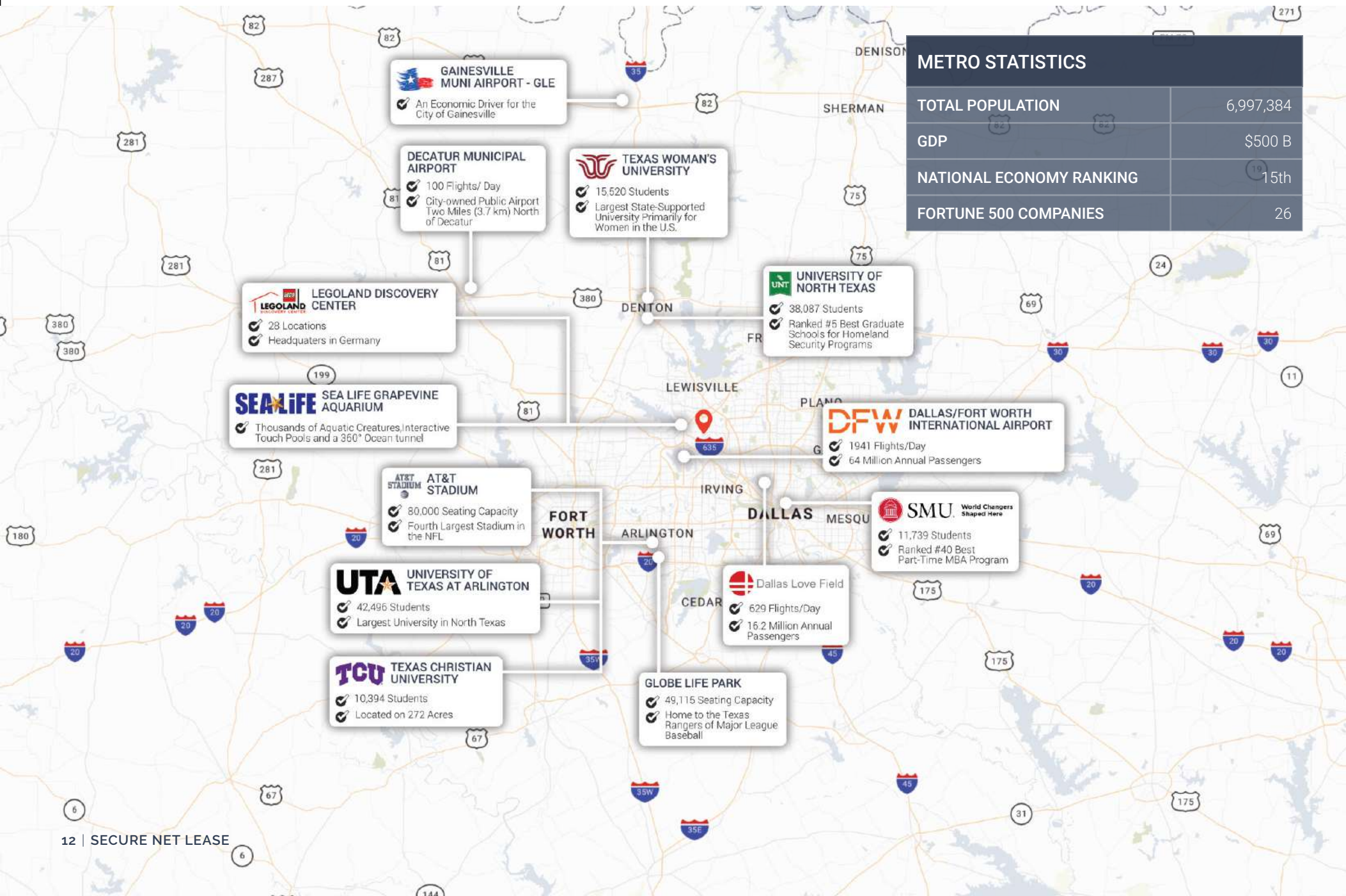
CLICK HERE TO READ MORE



CLICK HERE TO READ MORE

DALLAS / FORT WORTH METROPOLITAN AREA (MSA) MAP

7-ELEVEN | COPPELL, TEXAS



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CALL FOR ADDITIONAL INFORMATION

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN | COPPELL, TEXAS

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 known to the agent.

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 of the other party.