




7-ELEVEN (S&P AA-)

\$5,045,000 | 4.85% CAP

3805 S. General Bruce Drive, Temple, TX 76502

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ Corporate Guarantee from 7-Eleven, Inc. | S&P Rated AA-
- ✓ 10% Rent Increases Every 5 Years, In Primary Term & Options
- ✓ 7-Eleven is the Largest Chain Store Operator Worldwide | 12,000 locations in North America

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 signage. Several gas pumps are visible in the foreground, and a white SUV is parked in the lot. The sky is dark, and the overall scene is brightly lit by the store's 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 convenience retailer in the World.

INVESTMENT OVERVIEW

7-ELEVEN | TEMPLE, TEXAS

\$5,045,000 | 4.85% CAP



\$244,701

NOI



±4,246 SF

BUILDING AREA



±0.97 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **New 15-year corporate absolute NNN lease** with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **7-Eleven (S&P rated AA-)** operates in 18 countries and employs over 54,000 people and is the largest chain store operator in the world with 65,000+ stores, 11,600 of which are in North America.
- ✓ **High traffic highway location** at the intersection of Interstate 35 and TX 363 Loop with over 98,000 VPD.
- ✓ **Dense retail corridor surrounded by national tenants including** Target, Home Depot, Best Buy, Olive Garden, McDonald's, IHOP, Chili's and many others.
- ✓ **Temple is the principal city in Killeen-Temple-Fort Hood MSA with estimated population of 448,112** and has experienced strong population growth of 17% over the last 10 years.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

VICE PRESIDENT

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ebenton@securenetlease.com

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | TEMPLE, TEXAS



7-ELEVEN (7-eleven.com)

LESSEE: 7-ELEVEN, INC.,

7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., and surpassed McDonald's in 2007 as the world's largest retailer. 7-Eleven is also one of the nation's largest independent gasoline retailers. The company's largest markets are in the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand.

7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's Top Global Franchises List; #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies, and #2 in Forbes magazine's Top 20 Franchises to Start; No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

\$5.1B

REVENUE

AA-

CREDIT RATING



67,000+

TOTAL LOCATIONS

FILE PHOTO



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

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

"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.

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.

7-ELEVEN'S 7-SELECT PRODUCTS WIN PRIVATE BRAND AWARDS

Isabelle Gustafson, October 21, 2019 (*CStore Decisions*)

Three of 7-Eleven's 7-Select-branded products have received the Private Label Manufacturers Association's (PLMA)'s 2019 "Salute to Excellence" awards.

For this year's competition, PLMA had 750 product submissions and 60+ retailers represented, a record number for both. The 7-Select entries and other winning products will be featured on a special Salute to Excellence Awards

Since 2014, **7-Eleven private brand products have won 28 awards for product innovation, quality and package design**, including 12 PLMA Salute to Excellence awards. Award-winning items have ranged from sea-salt chocolate caramels and Yosemite Road Pink Moscato wine to frozen thin-crust pizza, yogurt-drizzled fruit and nut bars, and decadent dessert cookies.

website and displayed at PLMA's 2019 Private Label Trade Show to be held Nov. 17-19 in Chicago.

In the annual PLMA competition for top private brand honors, food and beverage entries are reviewed for concept, packaging, taste and value for money. Non-food products are judged on concept, innovation, presentation and value for money.



[CLICK HERE TO READ MORE](#)



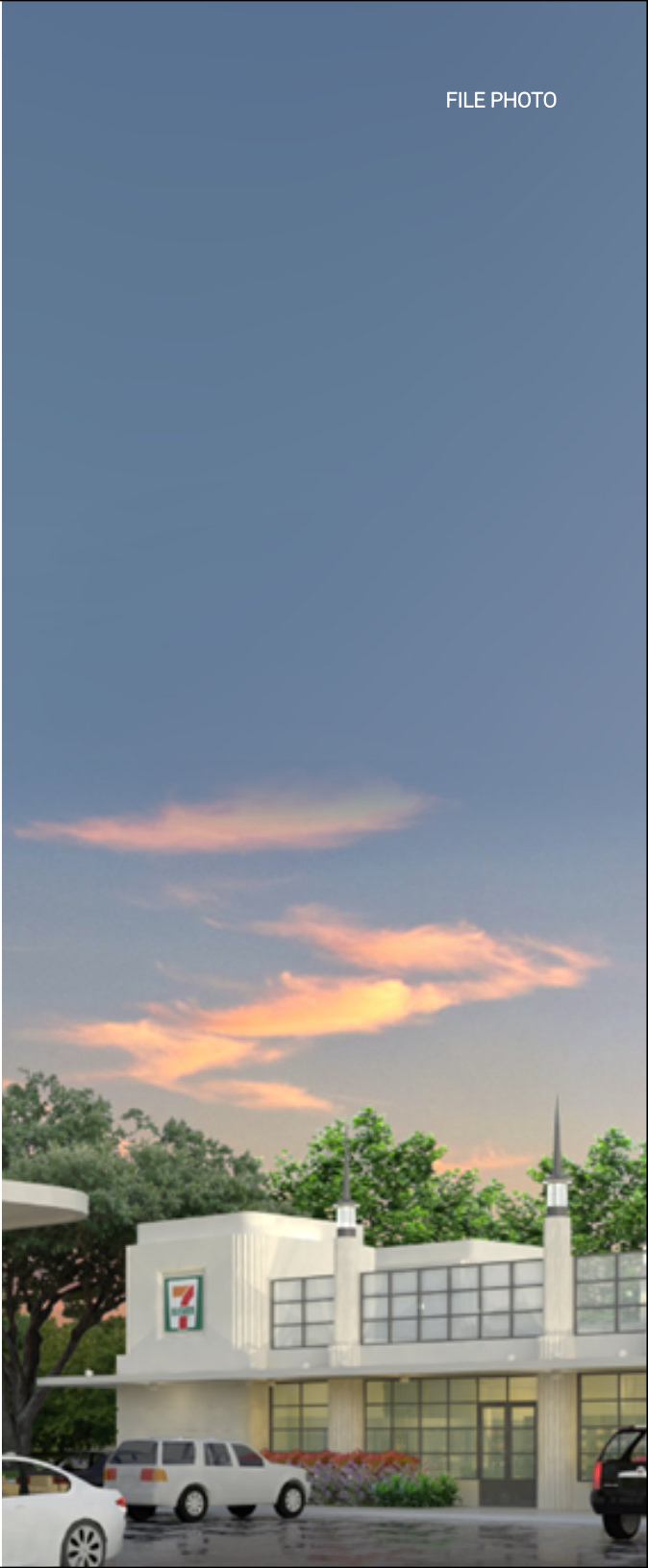
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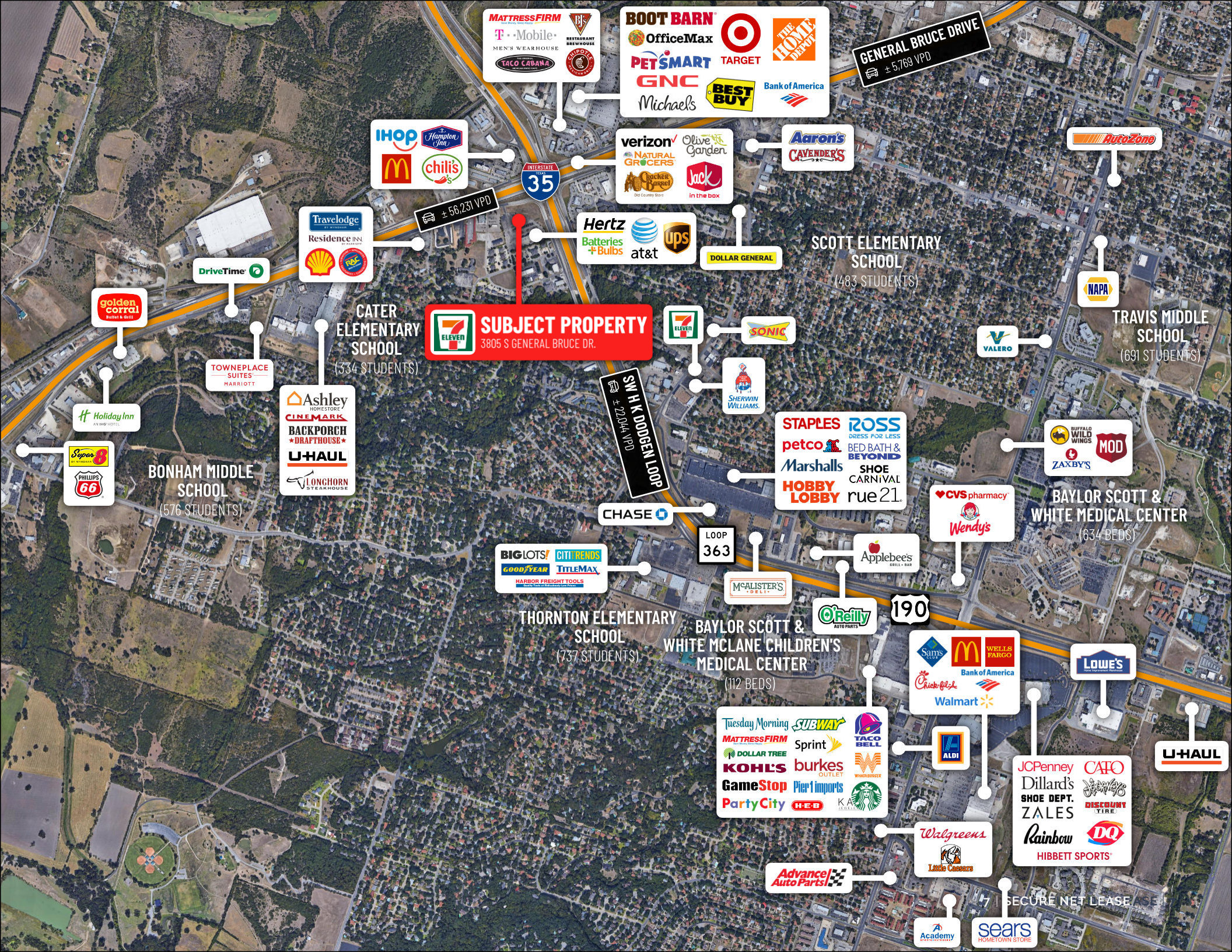
LEASE OVERVIEW

7-ELEVEN | TEMPLE, TEXAS

INITIAL LEASE TERM	15-Years, Plus (4), 5-Year Options to Renew
PROJECTED RENT COMMENCEMENT	August 2020
PROJECTED LEASE EXPIRATION	August 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$244,701.00
ANNUAL RENT YRS 6-10	\$269,171.04
ANNUAL RENT YRS 11-15	\$296,088.24
OPTION 1	\$325,697.04
OPTION 2	\$358,266.72
OPTION 3	\$394,093.44
OPTION 4	\$433,502.76

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SUBJECT PROPERTY
3805 S GENERAL BRUCE DR.

CATER ELEMENTARY SCHOOL
(334 STUDENTS)

BONHAM MIDDLE SCHOOL
(576 STUDENTS)

THORNTON ELEMENTARY SCHOOL
(737 STUDENTS)

SCOTT ELEMENTARY SCHOOL
(483 STUDENTS)

TRAVIS MIDDLE SCHOOL
(691 STUDENTS)

BAYLOR SCOTT & WHITE MEDICAL CENTER
(634 BEDS)

BAYLOR SCOTT & WHITE MCLANE CHILDREN'S MEDICAL CENTER
(112 BEDS)

BIG LOTS
CITI TREND
GOODYEAR
TITLEMAX
HARBOR FREIGHT TOOLS

STAPLES
petco
Marshall's
HOBBY LOBBY

BUFFALO WILD WINGS
ZAXBY'S
MOD

CVS pharmacy
Wendy's

Applebee's
GRILL & BAR

Sams Club
McDonald's
Wells Fargo
Bank of America
Walmart

Lowe's

U-HAUL

Tuesday Morning
MATTRESS FIRM
DOLLAR TREE
KOHL'S
GameStop
Party City
SUBWAY
Sprint
burkes OUTLET
Pier 1 Imports
H-E-B
TACO BELL
WING WALKER
Starbucks

JCPenney
Dillard's
SHOE DEPT.
ZALES
Rainbow
HIBBETT SPORTS
CATO
Stamps
DISCOUNT TIRE
DQ

Walgreens
Land's End

Advance Auto Parts

Academy Sports & Outdoors

sears
HOME TOWN STORE

verizon
NATURAL GROCERS
Jack & Jill
Old Country Store

verizon
NATURAL GROCERS
Jack & Jill
Old Country Store

Aaron's
CAVENDER'S

AutoZone

DOLLAR GENERAL

Hertz
Batteries & Bulbs
at&t
ups

Travelodge
Residence Inn
Shell
REX

DriveTime

golden corral
Buffs & Grill

TOWNEPLACE SUITES
MARRIOTT

Ashley HOMESTORE
CINEMARK
BACKPORCH DRAPHOUSE
U-HAUL
LONGHORN STEAKHOUSE

Holiday Inn
AN IHG HOTEL

Super 8
PHILLIPS 66

MATTRESS FIRM
T-Mobile
MEN'S WEARHOUSE
TACO CABANA
RESTAURANT BREWERY

BOOT BARN
OfficeMax
PET SMART
GNC
Michaels
Target
THE HOME DEPOT
BEST BUY
Bank of America

GENERAL BRUCE DRIVE
± 5,769 VPD

ihop
McDonald's
Hampton Inn
chili's

INTERSTATE 35

± 56,231 VPD

SW H K DODGEN LOOP
± 22,044 VPD

7-Eleven

SONIC

SHERWIN WILLIAMS

LOOP 363

190

7 | SECURE NET LEASE / AS E

SITE OVERVIEW

7-ELEVEN | TEMPLE, TEXAS



2020

YR BUILT / RENOVATED



±4,246 SF

BUILDING AREA



±0.97 ACRES

LAND AREA

NEIGHBORING RETAILERS

Michaels	Marshalls
CVS Pharmacy	Bed Bath & Beyond
Target	Ross Dress for Less
The Home Depot	Five Below
Best Buy	rue21
PetSmart	O'Reilly Auto Parts
Cinemark	Big Lots
Ashley HomeStore	Harbor Freight Tools
Natural Grocers	Citi Trends
Hobby Lobby	H-E-B
Staples	Kohl's

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8 | SECURE NET LEASE

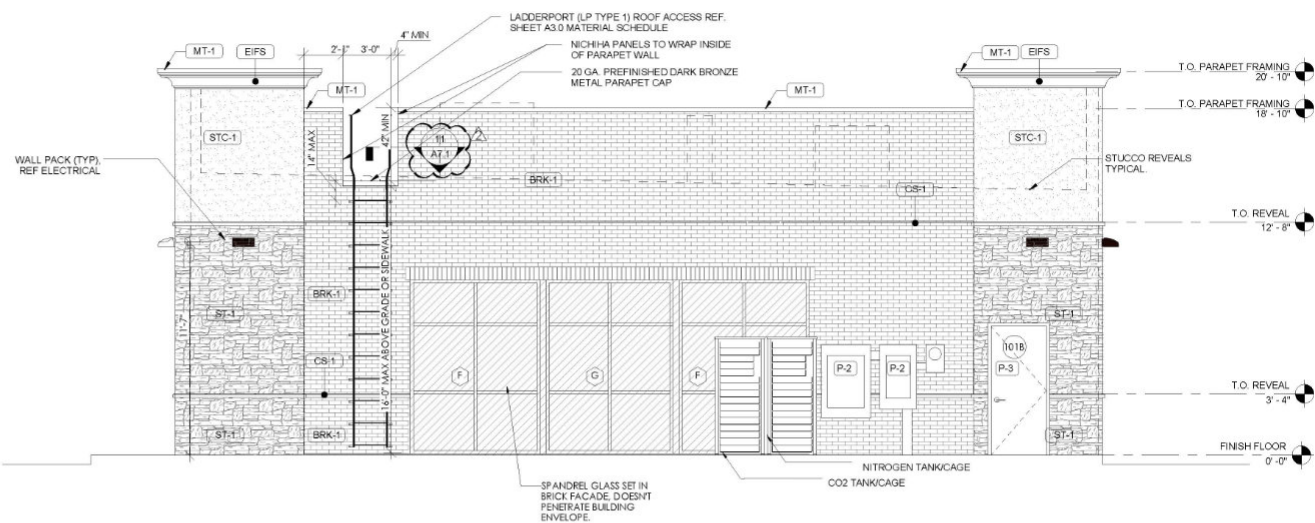


FILE PHOTO

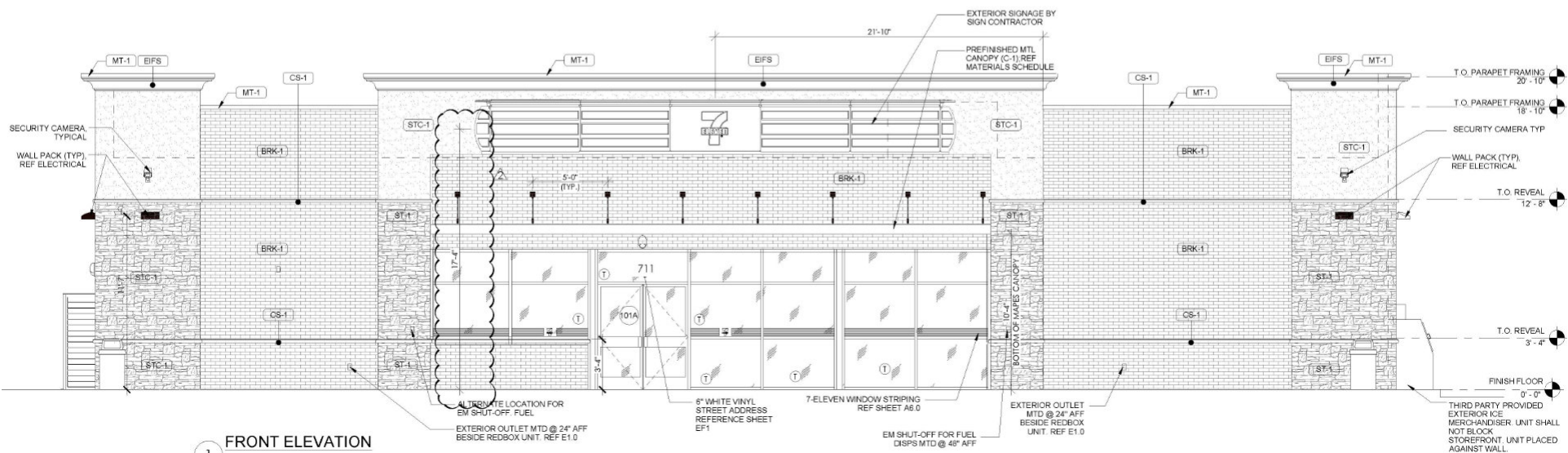


ELEVATIONS

7-ELEVEN | TEMPLE, TEXAS



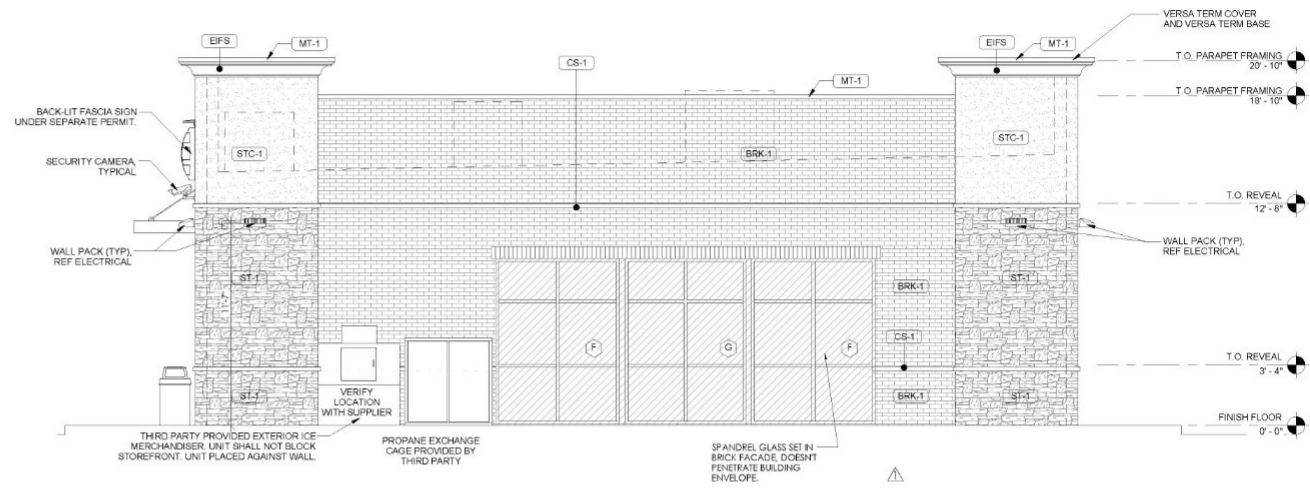
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



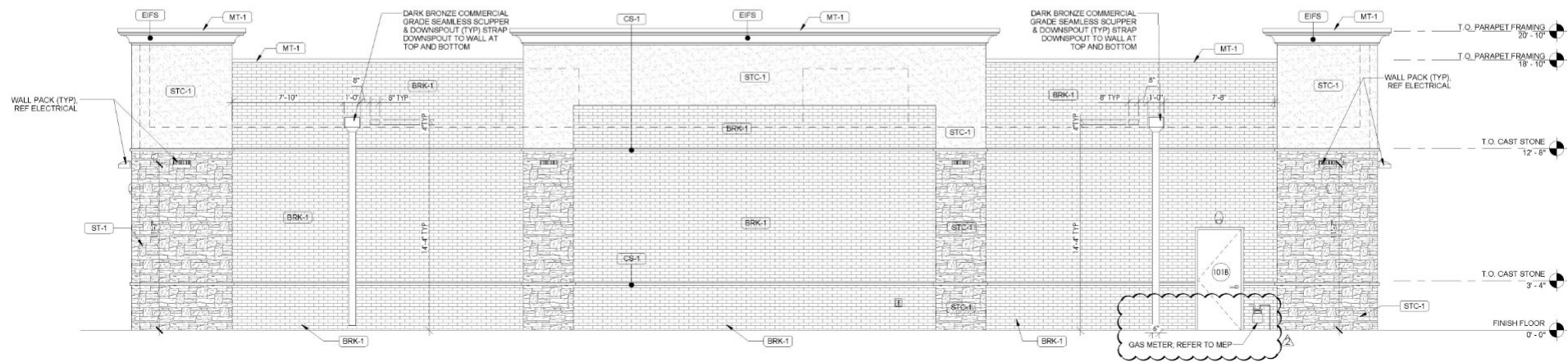
1 FRONT ELEVATION
1/4" = 1'-0"

ELEVATIONS

7-ELEVEN | TEMPLE, TEXAS



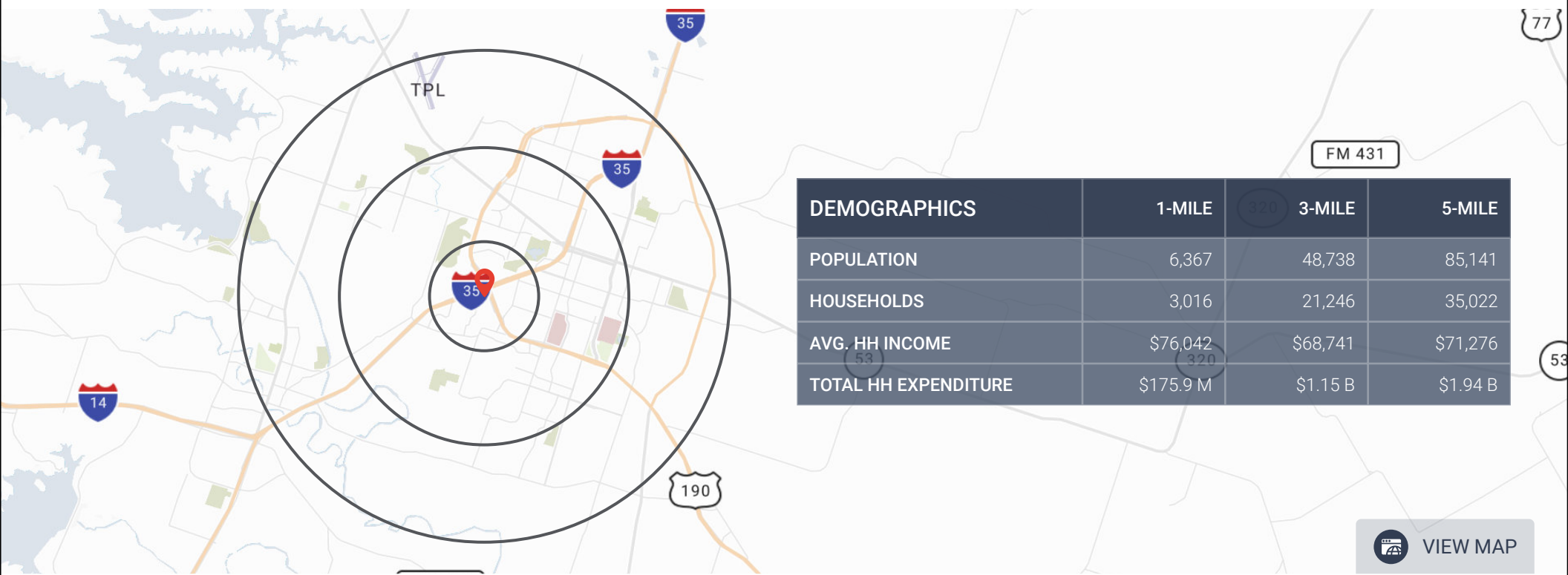
2 LEFT SIDE ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

LOCATION OVERVIEW

7-ELEVEN | TEMPLE, TEXAS



ECONOMIC DRIVERS (# of Employees)

- Veterans Health Administration (3,000)
- McClane Company, Inc. (850)
- Miller Springs Materials, L.L.C. (610)
- Walmart Inc. (500)
- Ashley Furniture Industries, Inc. (417)
- King's Daughters Hospital Association (400)

- Nextel Communications, Inc. (400)
- University of Mary Hardin-Baylor (325)
- Scott & White Memorial Hospital (300)
- Ulta Beauty, Inc. (299)
- USDA Rural Development (280)
- H.E. Butt Grocery Company (275)

- Chick-Fil-A, Inc. (259)
- County of Bell (258)
- Temple Independent School District (256)
- Temple College (247)
- County of Bell (243)

LOCATION OVERVIEW

7-ELEVEN | TEMPLE, TEXAS



TEMPLE TEXAS



76,256
POPULATION



\$49,970
MEDIAN HOUSEHOLD INCOME

The city of Temple is situated in one of the most booming economic corridors in the nation. Temple's location, within 180 miles of 80% of Texas' population, has continued to benefit the city's development and growth in recent years. As part of

In 2019, SmartAsset named Temple one of the "Top 10 Cities to Work in Tech in 2019."

the Temple-Killen-Fort Hood MSA and the Central Texas region, Temple attracts commuters from a seven-county area. Located in the very center of Texas, Temple has easy access to several major cities and highways, and is strategically located along the Central Texas technology corridor between San Antonio to the south and Dallas/Fort Worth to the north. In 2019, SmartAsset named Temple one of the "Top 10 Cities to Work in Tech in 2019." A diverse group of distribution, warehouse, logistics, healthcare services, education, military facilities and software development companies have major local presence, including H-E-B, Baylor Scott

& White, Wilsonart International and McLane Company. Temple is also home to the Temple Bottling Company, which produces Dr. Pepper. The city is also located 30 miles from Fort Hood and military personnel contribute a great deal to the city's economy. Striking a balance between vibrancy and livability, Temple continues to grow its amenities for residents while maintaining a safe, family-friendly culture. The revamped downtown of Temple has made it a destination for residents and visitors alike. Temple is home to Belton Lake which offers opportunities for water activities, camping and fishing. The city is also home to two places to experience Temple's history: the Temple Railroad and Heritage Museum and the Czech Heritage Museum and Genealogy Center.

30%

THE AVERAGE HOUSING
COST IN TEMPLE IS 30%
LOWER THAN THE
NATIONAL AVERAGE.

5TH

TEMPLE WAS NAMED THE
5TH BEST PLACE TO LIVE
IN TEXAS BY U.S. NEWS
AND WORLD REPORT.

IN THE NEWS

7-ELEVEN | TEMPLE, TEXAS

TX: NEW \$18M, 40-ACRE RETAIL DEVELOPMENT IN TEMPLE ANNOUNCED

May 14, 2018 *(Trade & Industry Development)*

The Temple Economic Development Corporation (Temple EDC) and Temple Bellaire North, LLC announce a retail development project consisting of multiple retailers, two hotels and junior box anchors. The project is a \$18,000,000 capital investment on just under 40 acres in North Temple across NE H K Dodgen Loop 363 from Bucee's.

The Temple Economic Development Corporation Board of Directors approved a cash grant at their March 2018 board meeting.

When it comes to retail jobs and economic growth, **Temple is having remarkable success.** Temple's retail trade area serves a population of over 154,000 people **making Temple a regional retail market.**

"This project brings quality retail and restaurants to North Temple, which has significant growth opportunity to serve the thousands of employees that work in our Industrial Parks just across I-35 from the project" said Charley Ayres, vice president, Temple EDC. "We greatly appreciate the work Temple Bellaire North, LLC is doing to by bringing quality development to Temple with the addition of this commercial site."

In Temple almost 5,000 people are employed in a retail trade, which is four percent higher than the national average. As Temple continues to attract new retailers giving more options for shoppers to purchase and dine locally sales tax revenue will continue to increase. In 2017 sales tax revenue for the City of Temple increased by 3.8 percent from 2016, an increase of \$793,443.



[CLICK HERE TO READ MORE](#)

7 REASONS TO LOVE LIVING IN TEMPLE, TEXAS

Jennifer Nixon, May 15, 2019 *(Omega Builders)*

Offering the best of both worlds by combining the convenience of a big city with small town hospitality, the city of Temple is regarded as one of the greatest places to live and work in Texas

With one of the fastest growing healthcare systems, robust economic sector, and emphasis on education, Temple is experiencing quick growth attracting residents from all over the state and beyond - learn more about Relocating to Texas.

According to CBS News, **Temple is ranked as the 6th most affordable place to live in the U.S.** with the cost of living in Temple, Texas 14.3% lower than the national average.

Temple's pro-growth attitude and business friendly environment has allowed Temple to create diverse employment opportunities and maintain a lower than average unemployment rate* when compared to the surrounding area, state, and nation.

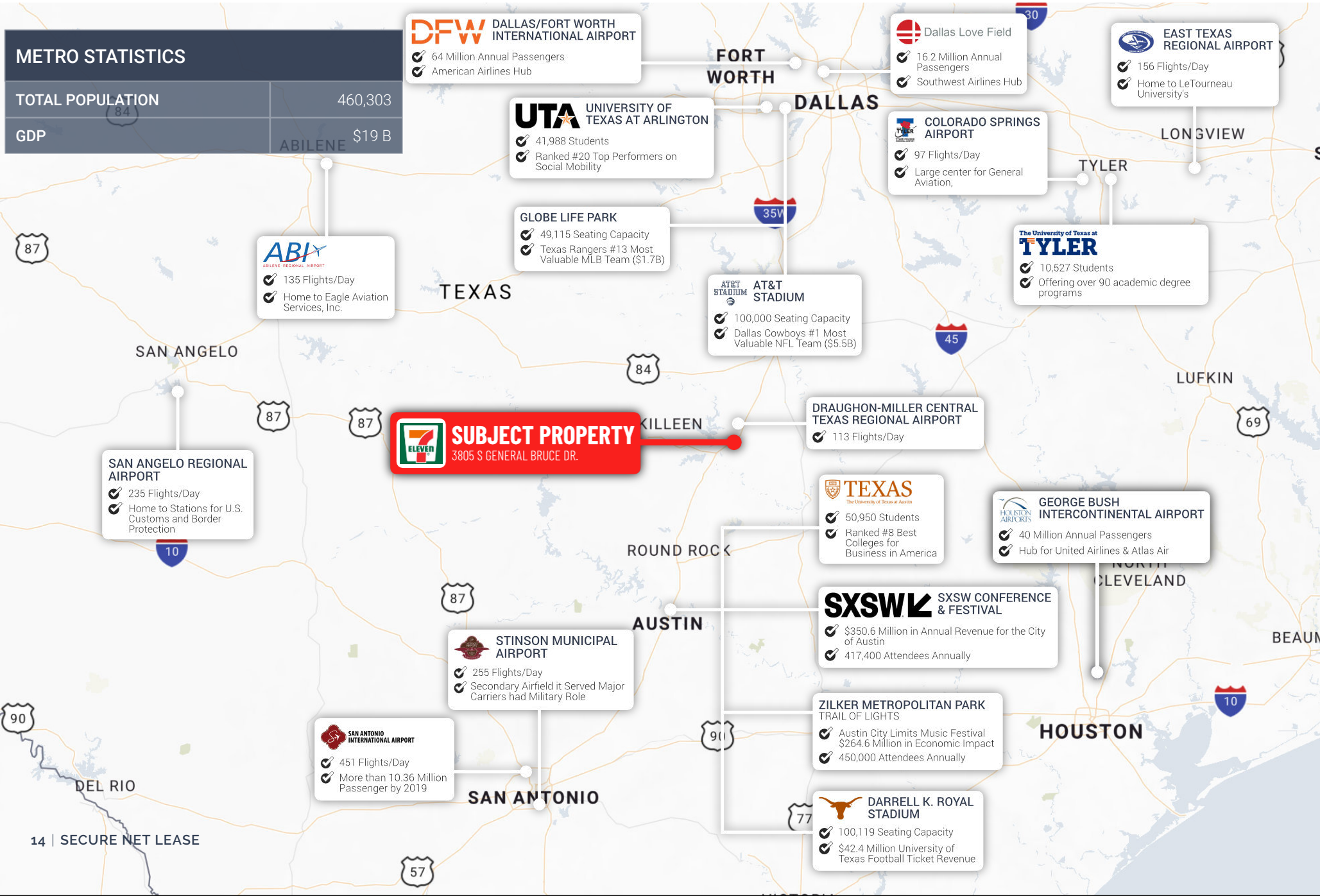
Focused on wellness and healthy living, the city of Temple, TX offers residents so much more than an affordable place to live.



[CLICK HERE TO READ MORE](#)

KILLEEN-TEMPLE-FORT HOOD MSA

7-ELEVEN | TEMPLE, TEXAS



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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