



7-ELEVEN (S&P: AA-)

\$5,617,000 | 4.75% CAP

7220 Magnolia Parkway, Pearland, TX 77584

- ✓ Brand New, 15-Year, NNN Lease
- ✓ 10% Rent Bumps Every 5-Years
- ✓ Houston MSA (4th Largest in the US)
- ✓ Large Lot Size (Over 1.50 Acres)
- ✓ HH Incomes over \$100,000

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 | PEARLAND, TEXAS

\$5,617,000 | 4.75% CAP



\$266,797

NOI



± 4,842 SF

BUILDING AREA



±1.57 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **Located on the SWC of Magnolia Parkway (11,794 VPD) and Manvel Road (10,580 VPD).** Magnolia Parkway is a major East/West thoroughfare that connects HWY 288 in Fresno, to HWY 35 in Friendswood.
- ✓ **Pearland was ranked 3rd by Wallethub, in 2018, as one of the fastest growing economies in America.** Pearland scored No. 1 for socio-demographics, which weighed overall population growth, the working-age population growth, and the college-education population growth between 2011 and 2017.
- ✓ **Brand New, 15-Year, Absolute NNN Lease with 7-Eleven, Inc.** 10% Rent Bumps Every 5-Years, Making it an Excellent Hedge Against Inflation.
- ✓ **Located Near Many other National Retailers, including:** WalMart, Target, The Home Depot, HEB, Kroger, Walgreen's, CVS, Wells Fargo, Buc-ee's, Zoe's, BJ's, Jared, Red Lobster, Steak 'n Shake, Starbucks, Kohl's, Randall's, IHOP, Whataburger, Office Depot, and many more!
- ✓ **Located Near Many Great Schools.** Berry Middle School, Rogers Middle School, Massey Ranch Elementary, Magnolia Elementary, Pearland Jr High, Robert Turner High School and Sam Jamison Middle School.

SECURE

NET LEASE

CONTACT FOR DETAILS

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FILE PHOTO



TENANT OVERVIEW

7-ELEVEN | PEARLAND, TEXAS



7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC.

S&P : AA-

CREDIT RATING

\$5.1 B

REVENUE

67,000 +

TOTAL LOCATIONS

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. 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. 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. 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



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.

HOW 7-ELEVEN USES TECH TO STAY AHEAD OF ITS COMPETITION

David Zax, January 15, 2018 (Entrepreneur)

In 1927, an employee of Texas's Southland Ice Company named Johnny Green gave his boss a tip. Customers were requesting that the ice company sell household staples as well. The company tried it out and found great success, and the business was renamed to reflect its (then unheard-of) hours of operation. A convenience store empire was born: 7-Eleven now has 63,000 stores worldwide.

Ninety-one years later, the brand is still eager to experiment. "In this digital

7-Eleven announced a partnership with Amazon that allows shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.

age," says 7-Eleven CEO Joe DePinto, "all segments of business are being disrupted." And the convenience-store brand doesn't want to be left behind. For example, it has a delivery partnership with Postmates in 35 cities (and in 2016, it tested drone delivery in Nevada in a partnership with Flirtey). In more than 8,000 stores nationwide, 7-Eleven is even dipping a toe into financial services. Customers can pay utility bills or income tax at participating stores, and in November, 7-Eleven announced a partnership with Amazon that allows shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.



CLICK HERE TO READ MORE



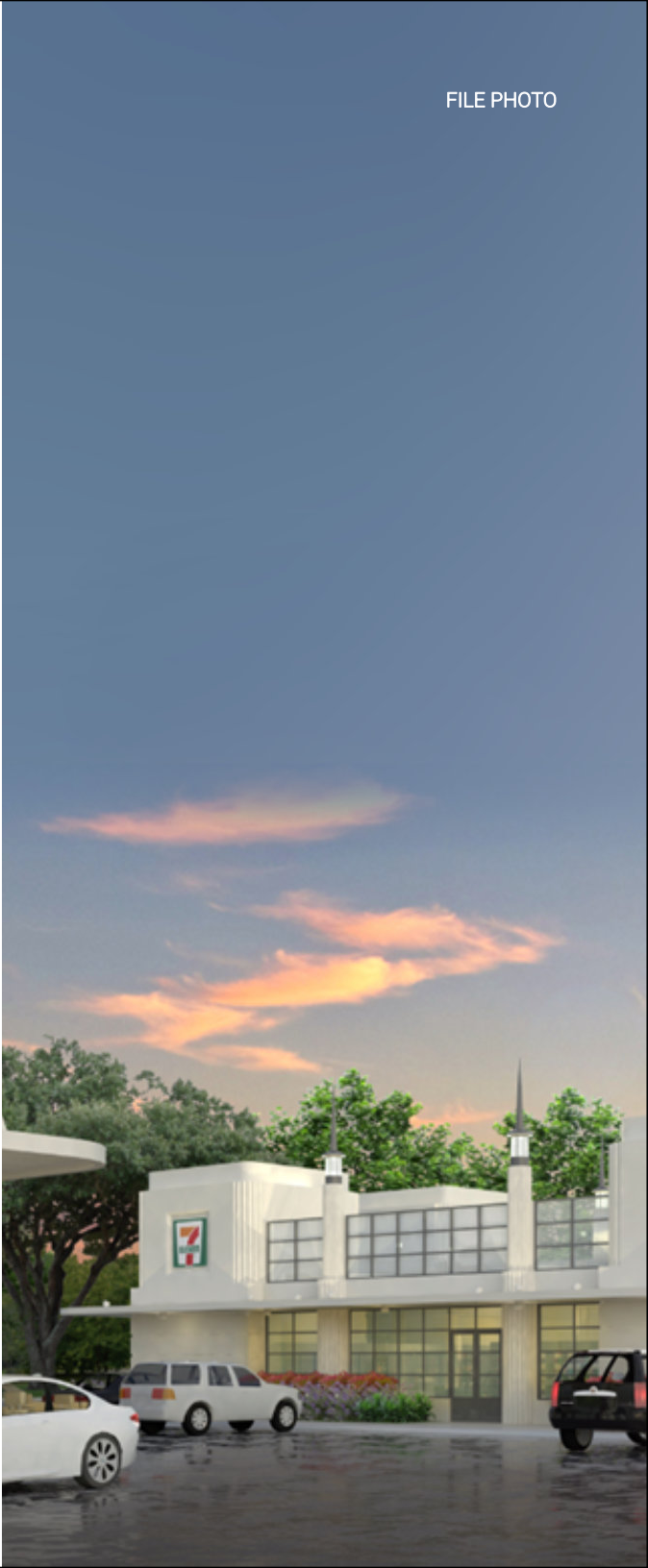
CLICK HERE TO READ MORE

LEASE OVERVIEW

7-ELEVEN | PEARLAND, TEXAS

INITIAL LEASE TERM	15-Years
RENT COMMENCEMENT	August 2020
LEASE EXPIRATION	August 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% rental increases every 5-years, including option periods
ANNUAL RENT YRS 1-5	\$266,797
ANNUAL RENT YRS 6-10	\$293,477
ANNUAL RENT YRS 11-15	\$322,825
OPTION 1	\$355,107
OPTION 2	\$390,618
OPTION 3	\$429,680
OPTION 4	\$472,648

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Walmart
FIVE GUYS
CATERINES
carter's
SKECHERS
BED BATH & BEYOND

THE HOME DEPOT
SONIC
Chick-fil-A
24 FITNESS
AutoZone
KOLACHE FACTORY
Cane's
TDECU
ExtraSpace Storage

Jason's deli
Spirited Away

golden corral
Schlotzsky's

CANDLEWOOD SUITES

ANYTIME FITNESS
H&R BLOCK
ADAPTIVE

Kroger
UNITED STATES POSTAL SERVICE

WELLS FARGO
McDonald's

5 STAR FLOORS
SUBWAY
UFC GYM
jiffy lube

FOOD TOWN
AutoZone
Chick-fil-A
Jack in the Box
SONIC
O'Reilly AUTO PARTS

HOBBY LOBBY
Burlington
Ashley Furniture
Academy Sports & Outdoors
H-E-B
SUBWAY
MEN'S WEARHOUSE

SOUTH FWY
± 110,273 VPD

288
TEXAS

Randalls
HomeGoods
ROSS
DRESS FOR LESS
DSW
KIRKLAND'S
KOHLS
PET SMART
Famous Footwear
Marshall's
Lane Bryant
Office DEPOT
Pier 1
Michaels
CINEMARK

CVS pharmacy
Firestone
Hertz
Floors for Living

Walgreens
SPROUTS
BURGER KING
CUBE SMART

RESERVEAT TRANQUILITY
LAKE APARTMENTS
(314 UNITS)

ROGERS
MIDDLE SCHOOL
(1,084 STUDENTS)

BERRY MILLER
JUNIOR HIGH
(895 STUDENTS)

COSTCO WHOLESALE
Chick-fil-A
Wendy's

Dillard's
Dick's Sporting Goods
ALDI
macy's
BARNES & NOBLE
JARED The Galleria Of Jewelry
at home
H.M.
AMERICAN EAGLE
FOREVER 21
BURGER KING
GameStop
POPEYES
LOUISIANA KITCHEN



COBBLESTONE
PARK APARTMENTS
(564 UNITS)

MAGNOLIA PKWY
± 11,794 VPD

7 ELEVEN
SUBJECT PROPERTY
7220 MAGNOLIA PARKWAY

CVS pharmacy

MASSEY RANCH
ELEMENTARY
(714 STUDENTS)

DOLLAR GENERAL

MANUEL RD
± 10,580 VPD

CVS pharmacy

SITE OVERVIEW

7-ELEVEN | PEARLAND, TEXAS



2020
YR BUILT



±4,842 SF
BUILDING AREA



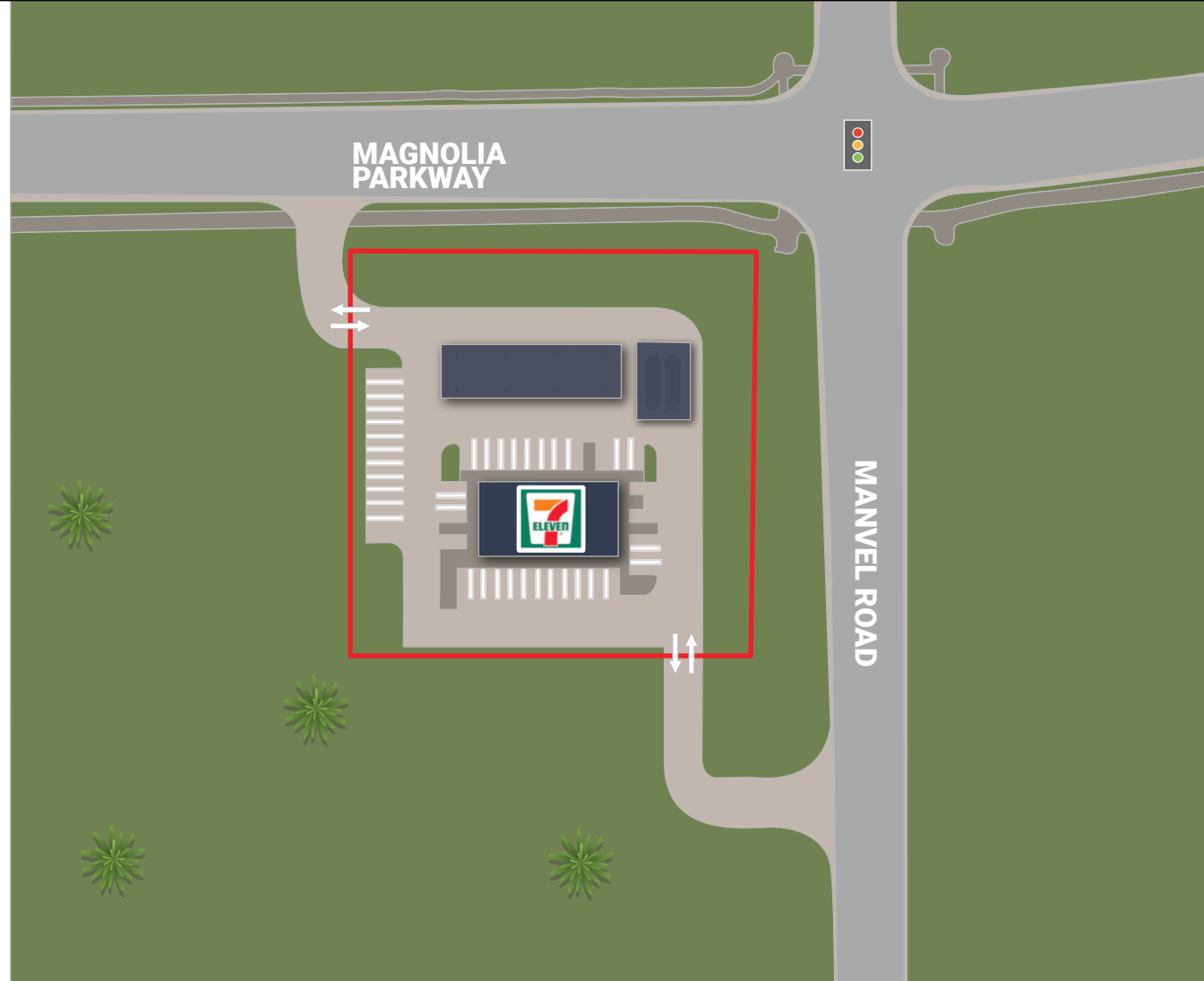
±1.57 ACRES
LAND AREA

NEIGHBORING RETAILERS

Target	Walmart Supercenter
Kohl's	Party City
HomeGoods	Best Buy
Famous Footwear	Carter's
Ross Dress for Less	Bed Bath & Beyond
Marshalls	JCPenney
Lane Bryant	The Home Depot
PetSmart	Sam's Club
Michaels	H-E-B plus!
DSW Designer Shoe Warehouse	Hobby Lobby
Kirkland's	Burlington

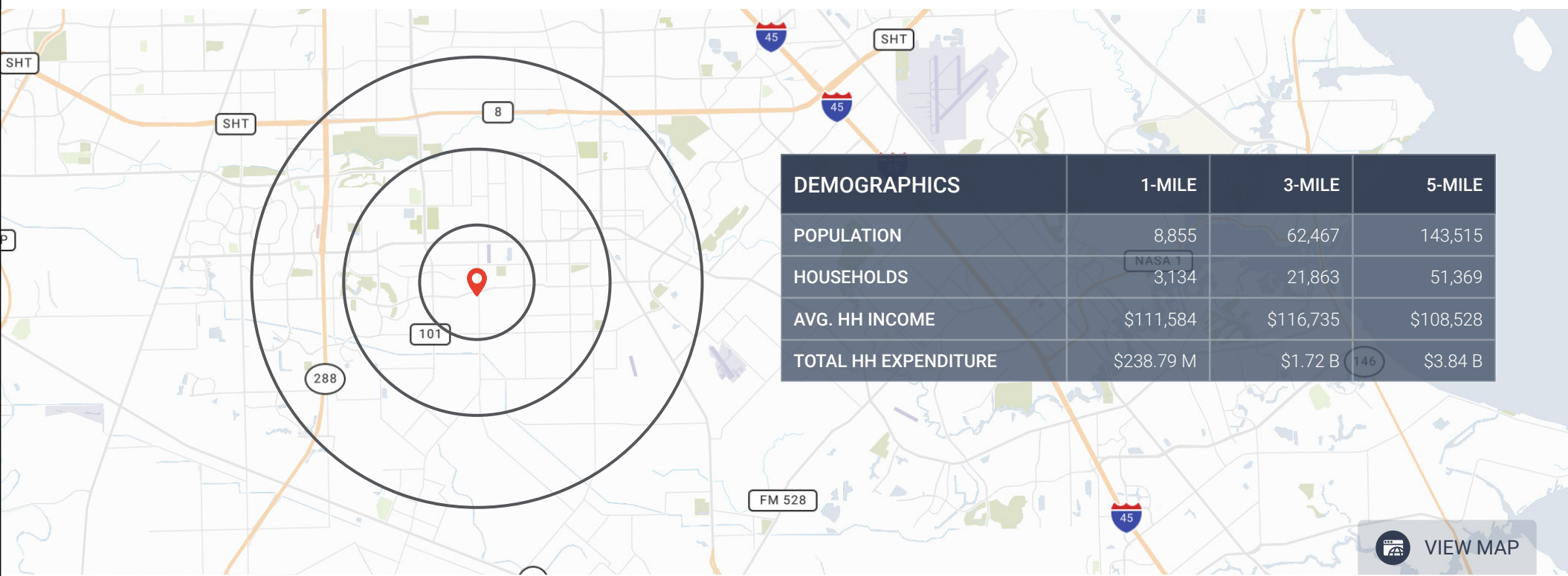
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8 | SECURE NET LEASE



LOCATION OVERVIEW

7-ELEVEN | PEARLAND, TEXAS



ECONOMIC DRIVER'S (# of Employees)

Sodexo Services (5,000)	Bertschi North Ameerica (2,500)	Kellogg Brown & Root LLC (1,500)
Wang, Jing (4,500)	Mobil Producing Texas and New Mexico Inc. (2,400)	Occidental Petroleum Corporation (1,000)
Veterans Health Administration (3,500)	KS Management (2,400)	Invesco Aim Advisors (1,000)
Texas Home Health of America (3,000)	Lgd Management (2,100)	
BJ's Resturants (2,600)	The Boeing Company (2,000)	

LOCATION OVERVIEW

7-ELEVEN | PEARLAND, TEXAS



PEARLAND TEXAS



113,693
POPULATION



\$102,124
MEDIAN HOUSEHOLD INCOME

Pearland is a predominantly white-collar (71%) city in Brazoria County, within the Houston-Sugar Land-Baytown Metropolitan Area. The city is located 16-miles south of downtown Houston. The county's largest employers (relating to education, biomedicine, and oil) reflect Brazoria's suburban economy. As of the 2010 census, the city's population was 91,252, a 242% growth from the 2000 census. A majority of the community's labor force commutes daily into the Texas Medical Center and other employment centers in the region. Pearland also has many people employed by NASA at the Lyndon B. Johnson Space Center. Pearland's work force and community amenities have made Pearland an attractive location for large medical-related companies seeking new quarters. Kelsey-Seybold Clinic's new 170,000-square-foot administrative office building in Shadow Creek opened in the Fall of 2013, with 800 employees. The city's largest employers are the Pearland Independent School District (1,800 employees), Walmart, and the City of Pearland. Recognized as Texas 'top rated retail market for three years in a row, Pearland's retail sector offers residents first-class shopping and dining experiences just minutes from home. Prominent mixed-use lifestyle and shopping complexes—including Pearland Town Center, Shadow Creek Ranch Town Center,

Silverlake Shopping Center and The Crossing at 288 service residents with national retailers and dining establishments. **The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA)**, colloquially known as Greater Houston, is the 5th largest in the United States with a population of 6,997,384. Houston is 2nd to New York City in Fortune 500 headquarter.

FORBES



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BUSINESS AND
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FORBES

PEARLAND RANKEWD NATIONS 7TH MOST PROSPEROUS CITY IN ANALYSIS OF CENSUS DATA

Matt Dulin, May 24, 2018 (*Community Impact Newspaper*)

Other cities in Texas making the ranking are Odessa (1), Brownsville (9) and Midland (10). The report examined data from over 300 cities with populations above 100,000.

"For Pearland to again be recognized for its quality, this time in the top 10 most prosperous cities, speaks well to this diverse and dynamic community," said City Manager Clay Pearson. "The listing is a testament to the quality of community that our residents have created, which in turn is attractive to

Pearland received a top 10 rank as one of the nation's most prosperous cities with 100,000 people or more, according to a report by the online rental search company RentCafe

potential residents who choose to move to Pearland."

To develop the prosperity ranking, RentCafe said it looked at proportional changes within a few indicators, including population, median household income (adjusted for inflation to 2018 Dollars), education attainment, poverty levels and unemployment levels.

Compared to the other cities in the top 10, Pearland, which is ranked seventh overall, had the highest population growth but also had significant growth in educational attainment and home values, as well as slightly reduced poverty levels.



CLICK HERE TO READ MORE

PEARLAND, LEAGUE CITY MAKE NEW RANKING OF U.S. CITIES WITH THE MOST 'NEW' HOMEOWNERS

Rebecca Hennes, February 14, 2020 (*Chron*)

Active adult community real estate website 55places.com used housing data from the U.S. Census Bureau to analyze more than 300 cities with a population of 100,000 or more and create its ranking of the 25 U.S. cities that attract the most "new" homeowners, or homeowners who have owned their house for less than 10 years. Median household income and median property value were also used as factors to compile the ranking, per the report.

League City and Pearland are among the top cities with the most new

Two Houston-area suburbs are ranked among a 2020 report of the top U.S. cities with the least tenured homeowners.

homeowners in the U.S., coming in on the ranking at No. 14 and No. 15, respectively. Approximately 35.9 percent of homeowners in League City have lived in the same home for less than ten years, with homes there having a median property value of \$218,900, per the report. In Pearland, 35.6 percent of homeowners have lived in the same home for less than a decade, with median property values there set at \$208,900, per the report.

The No. 1 city with the most new homeowners is also based in Texas. The report found nearly half of Frisco, Texas homeowners moved into their homes within the last 10 years, with a median property value there set at \$335,900.



CLICK HERE TO READ MORE

HOUSTON - THE WOODLANDS-SUGAR METRO

7-ELEVEN | PEARLAND, TEXAS

METRO STATISTICS

TOTAL POPULATION	7,066,141
GDP	\$478,778
FORTUNE 500 COMPANIES	21

Gill Aviation DAVID WAYNE HOOKS
MEMORIAL AIRPORT

- ✓ 272 Flights/Day
- ✓ It is the Busiest General Aviation Airport in Texas

nrg park

- ✓ Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- ✓ 72,220 Seating Capacity

RICE UNIVERSITY

- ✓ School of Architecture Ranked #2 in the Nation
- ✓ 6,740 Students

UNIVERSITY OF HOUSTON

- ✓ Part-Time Law Program Ranked #9 Nationally
- ✓ 45,364 Students

7-ELEVEN **SUBJECT PROPERTY**
7220 MAGNOLIA PARKWAY

WILLIAM P. HOBBY AIRPORT

- ✓ 14 Million Annual Passengers
- ✓ 93% of Annual Flights are on Southwest Airlines

GEORGE BUSH INTERCONTINENTAL AIRPORT

- ✓ 40 Million Annual Passengers
- ✓ Hub for United Airlines & Atlas Air

MINUTE MAID PARK STADIUM

- ✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- ✓ 41,168 Seating Capacity

Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)

- ✓ 18,300 Seating Capacity

PORT OF HOUSTON INTERNATIONAL PORT

- ✓ 182 Billion Tons of Cargo Annually
- ✓ Shipping Activity Accounts for \$159 Billion in Trade

JOHNSON SPACE CENTER

- ✓ Hub of Human Space Flight for More than Half a Century
- ✓ 1 Million Visitors Annually

MOODY GARDENS

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination

PEARLAND REGIONAL AIRPORT

- ✓ 164 Flights/Day
- ✓ Covers 450 acres

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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) 220-6430

securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN | PEARLAND, 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.