

SECURE  
NET LEASE

SUBJECT PROPERTY



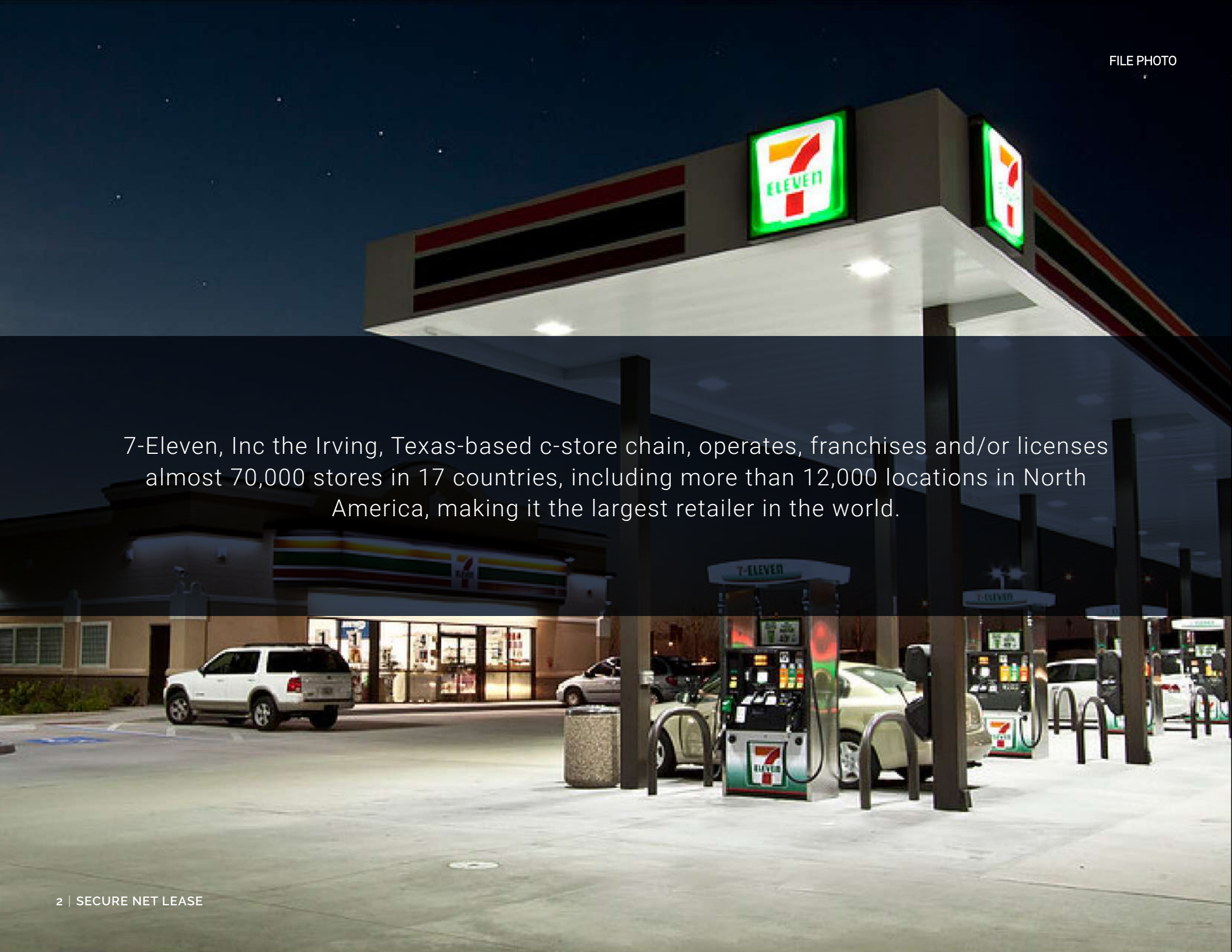
**7-ELEVEN** (S&P: AA-)

**\$6,651,000 | 4.50% CAP**

1809 South FM 646 League City, TX (Houston) 77539

- ✓ New 15-Yr Corp. Absolute NNN Lease
- ✓ Largest Chain Retailer in the World
- ✓ Affluent Houston, TX Community with High Household Incomes
- ✓ Adjacent to Interstate 45 and H-E-B Grocery Store
- ✓ Property Includes Laredo Taco Company, 7-Elevens own authentic Mexican food chain.



A photograph of a 7-Eleven gas station at night. The station features a large canopy with illuminated 7-Eleven signs. Several gas pumps are visible in the foreground, and a white SUV is parked near the entrance of the convenience store. The scene is brightly lit by the station'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 | LEAGUE CITY, TEXAS

## \$6,651,000 | 4.50% CAP



**\$299,272**

NOI



**±4,580 SF**

BUILDING AREA



**±1.148 ACRES**

LAND AREA



**2020**

YR BUILT



**100%**

OCCUPANCY



**ABSOLUTE NNN**

LEASE TYPE

- ✓ **15-Year Corporate Absolute NNN Lease.** NNN lease with 7.5% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Excellent Access and Visibility:** Strategically located just off Interstate 45, the main thoroughfare between Houston and the Gulf Coast with over 136,740 VPD.
- ✓ **Stellar Retail Location:** Located adjacent to H-E-B grocery store and directly across I-45 from League City Towne Shopping Center featuring Target, Michael's, T.J. Maxx, Ross Dress for Less, GNC, Chick-fil-A, Starbucks, Wingstop and many more!
- ✓ **Strong Demographics:** Average HH Income is \$108,200, \$106,900 and \$100,700 within a 1, 3 & 5 mile radius respectively | Area population is 10,290, 36,200 and 72,600 within a 1, 3 & 5 mile radius respectively
- ✓ **Affluent Houston Suburb:** Located fast growing in League City, TX only 26 miles from downtown Houston | League City's population increased by over 112% from 2000 to 2017
- ✓ **Brand new 7-Eleven property featuring Laredo Taco Company, 7-Eleven's own authentic Mexican food chain.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North American. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.

## SECURE

### NET LEASE

CONTACT FOR DETAILS

**MATTHEW SCOW**

EXECUTIVE VICE PRESIDENT

(214) 915-8888

[mscow@securenetlease.com](mailto:mscow@securenetlease.com)

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.

FILE PHOTO



SECURE NET LEASE 73

# TENANT OVERVIEW

7-ELEVEN | LEAGUE CITY, TEXAS



## 7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC.

**\$205M**

REVENUE

**S&P : AA-**

CREDIT RATING

**SVNDY**

STOCK TICKER

The brand name 7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily 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. 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. 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 rated No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.



**70,000**

TOTAL LOCATIONS

FILE PHOTO





### 7-ELEVEN SEEKING 20,000 WORKERS ACROSS US LOCATIONS, ADDING TO 50,000 ALREADY HIRED SINCE MARCH

Daniella Genovese, September 21 (Fox Business)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across more than 9,000 U.S. stores, will also help with orders through the company's 7NOW delivery app, which has seen an uptick in orders since the pandemic hit the country earlier this month,

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to *"continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."*

the company announced Monday.

7-Eleven was classified as an essential retailer, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra safety protocols to protect employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than 50,000 workers to assist in its operations during the course of the pandemic.



[CLICK HERE TO READ MORE](#)

### 7-ELEVEN PLAYS HOST TO ENTREPRENEURS' EXCLUSIVE SNACKS, DRINKS

September 01, 2020 (Retail Customer Experience)

Convenience retailer 7-Eleven is once again supporting innovative products with its second Sips & Snacks initiative.

This year's program will stock 200 California stores with 84 exclusive items from 25 up-and-coming brands, according to a press release.

The stores participating in Sips & Snacks 2.0 are located in Los Angeles and San Diego

*"7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products."*

"This selection of sips and snacks are ones that a 7-Eleven customer might not expect to find at one of our stores," 7-Eleven Senior Vice President, Merchandising and Demand Chain Jack Stout said in the release.

We are excited to help boost emerging brands' growth, development and success by giving them the chance to test their products in a real retail environment."

The products will also be available for purchase on the 7NOW delivery app for customers located in the Los Angeles and San Diego areas.



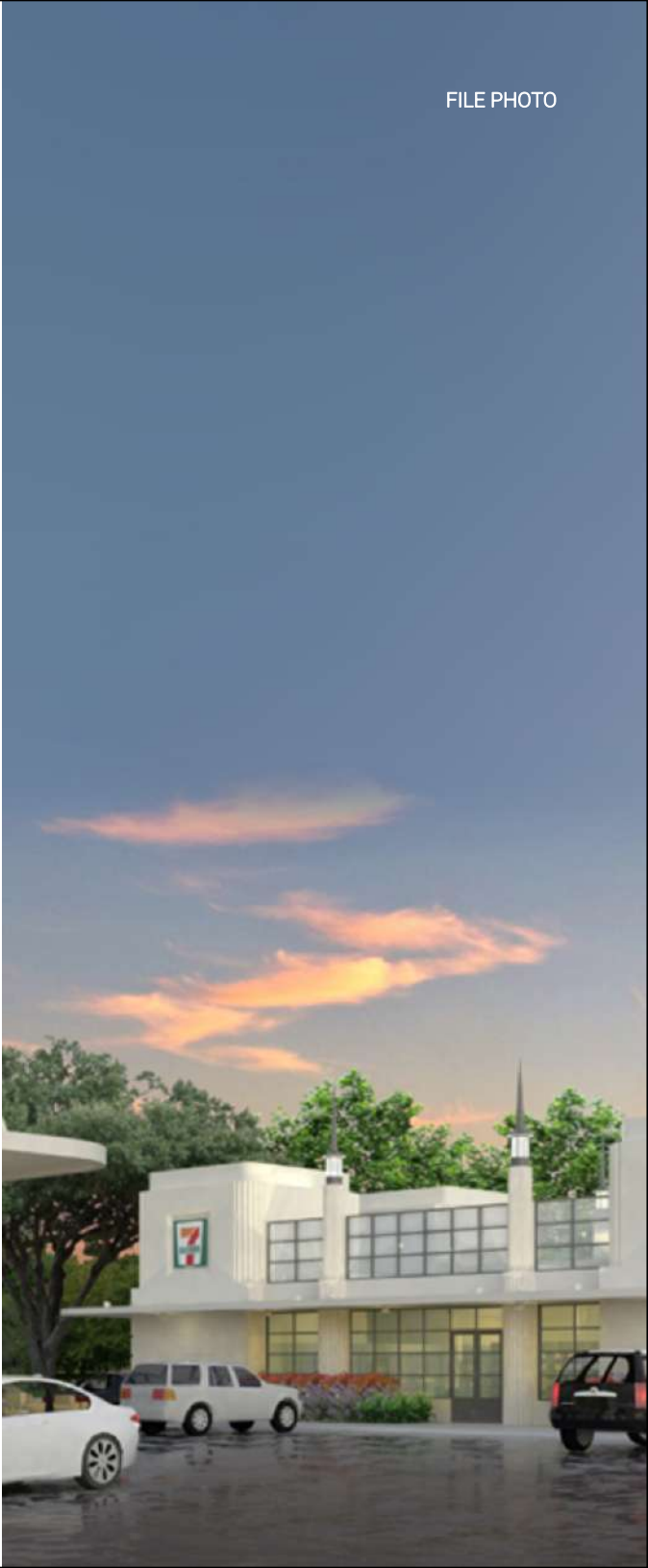
[CLICK HERE TO READ MORE](#)

# LEASE OVERVIEW

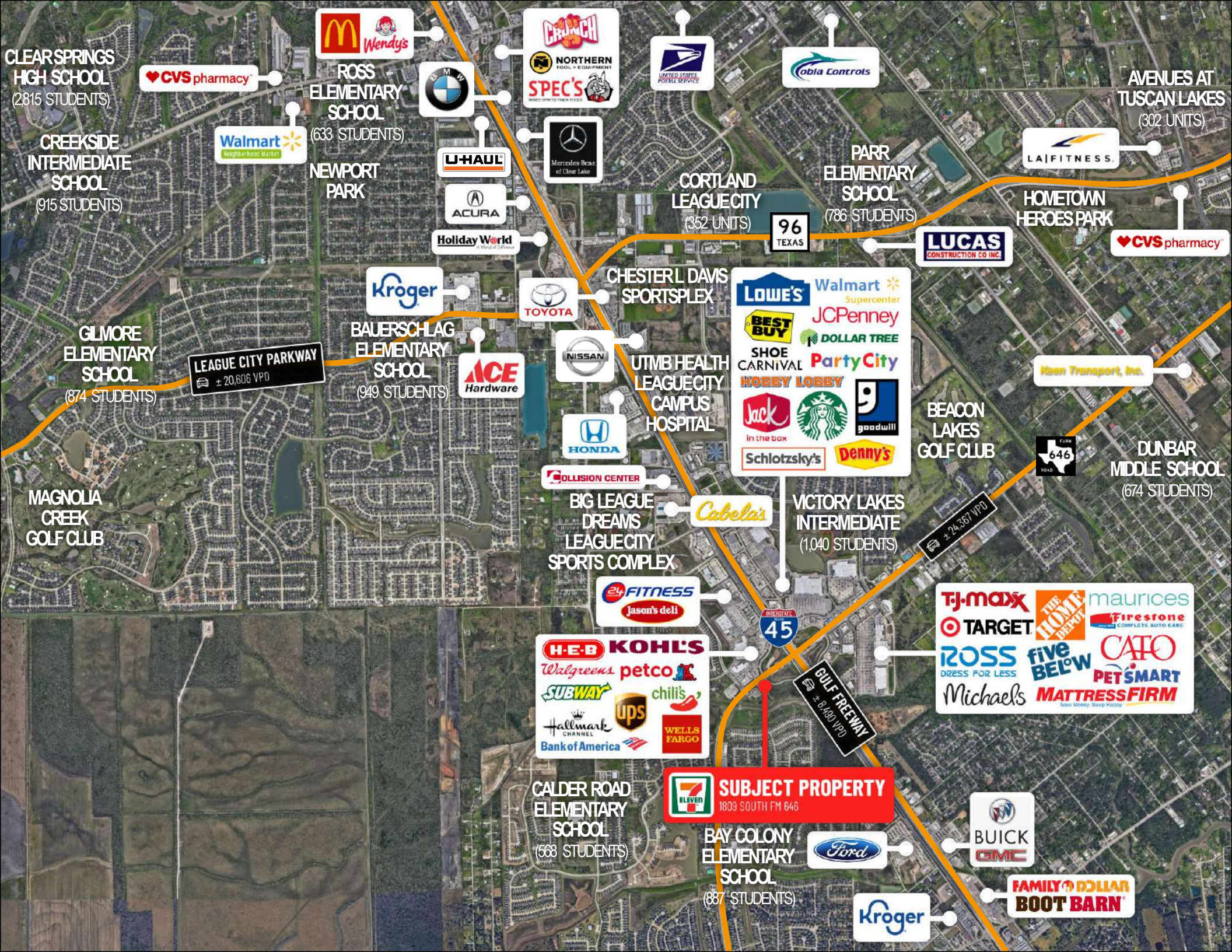
7-ELEVEN | LEAGUE CITY, TEXAS

INITIAL LEASE TERM	15 Years, Plus Four, 5 - Year Options to Renew
PROJECTED RENT COMMENCEMENT	February 2021
PROJECTED LEASE EXPIRATION	January 2036
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	7.5% bumps every 5 years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$299,272.44
ANNUAL RENT YRS 6-10	\$321,717.87
ANNUAL RENT YRS 11-15	\$345,846.71
OPTION 1	\$371,785.22
OPTION 2	\$399,669.11
OPTION 3	\$429,644.29
OPTION 4	\$461,867.61

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.







CLEAR SPRINGS  
HIGH SCHOOL  
(2,815 STUDENTS)

CREEKSIDE  
INTERMEDIATE  
SCHOOL  
(915 STUDENTS)

MAGNOLIA  
CREEK  
GOLF CLUB

GLIMORE  
ELEMENTARY  
SCHOOL  
(874 STUDENTS)

CVS pharmacy

Walmart  
Neighborhood Market

ROSS  
ELEMENTARY  
SCHOOL  
(633 STUDENTS)

NEWPORT  
PARK

BAUERSCHLAG  
ELEMENTARY  
SCHOOL  
(949 STUDENTS)

LEAGUE CITY PARKWAY  
± 20,606 VPD

McDonald's  
Wendy's

BMW

U-HAUL

ACURA

Holiday World  
A World of Difference

Kroger

TOYOTA

NISSAN

HONDA

COLLISION CENTER

BIG LEAGUE  
DREAMS  
LEAGUE CITY  
SPORTS COMPLEX

24 FITNESS  
Jason's Deli

H-E-B KOHL'S  
Walgreens petco  
SUBWAY chili's  
Hallmark Channel ups  
Bank of America WELLS FARGO

CALDER ROAD  
ELEMENTARY  
SCHOOL  
(568 STUDENTS)

CRUNCH  
NORTHERN  
TOOL & EQUIPMENT  
SPEC'S

Mercedes Benz  
of Clear Lake

UNITED STATES  
POSTAL SERVICE

CORTLAND  
LEAGUE CITY  
(352 UNITS)

96  
TEXAS

CHESTER L DAVIS  
SPORTSPLEX

UTMB HEALTH  
LEAGUE CITY  
CAMPUS  
HOSPITAL

LOWE'S Walmart Supercenter  
BEST BUY JCPenney  
SHOE CARNIVAL DOLLAR TREE  
HOBBY LOBBY Party City  
Jack In the box Starbucks goodwill  
Schlotzsky's Denny's

Cabela's

VICTORY LAKES  
INTERMEDIATE  
(1,040 STUDENTS)

GULF FREEWAY  
± 8,490 VPD

7-Eleven  
SUBJECT PROPERTY  
1803 SOUTH FM 646

BAY COLONY  
ELEMENTARY  
SCHOOL  
(887 STUDENTS)

Ford

Kroger

Obia Controls

PARR  
ELEMENTARY  
SCHOOL  
(786 STUDENTS)

LUCAS  
CONSTRUCTION CO INC

LAIFITNESS

HOMETOWN  
HEROES PARK

CVS pharmacy

Koon Transport, Inc.

BEACON  
LAKES  
GOLF CLUB

646  
ROAD

DUNBAR  
MIDDLE SCHOOL  
(674 STUDENTS)

TJ-MAXX HOME DEPOT maurices  
TARGET Firestone  
ROSS five BELOW CATO  
DRESS FOR LESS PET SMART  
Michaels MATTRESS FIRM  
Save Money. Sleep Happy.

BUICK  
GMC

FAMILY DOLLAR  
BOOT BARN



# SITE OVERVIEW

7-ELEVEN | LEAGUE CITY, TEXAS



**2020**  
YR BUILT



**±4,580 SF**  
BUILDING AREA



**±1.148 ACRES**  
LAND AREA

## NEIGHBORING RETAILERS

H-E-B	Cato Fashions
Kohl's	Maurices
Walgreens	Five Below
Petco	Lowe's
Kroger	Dollar Tree
T.J. Maxx	Hobby Lobby
Target	Walmart Supercenter
Ross Dress for Less	Party City
The Home Depot	JCPenney
PetSmart	Shoe Carnival
Michaels	Best Buy

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.

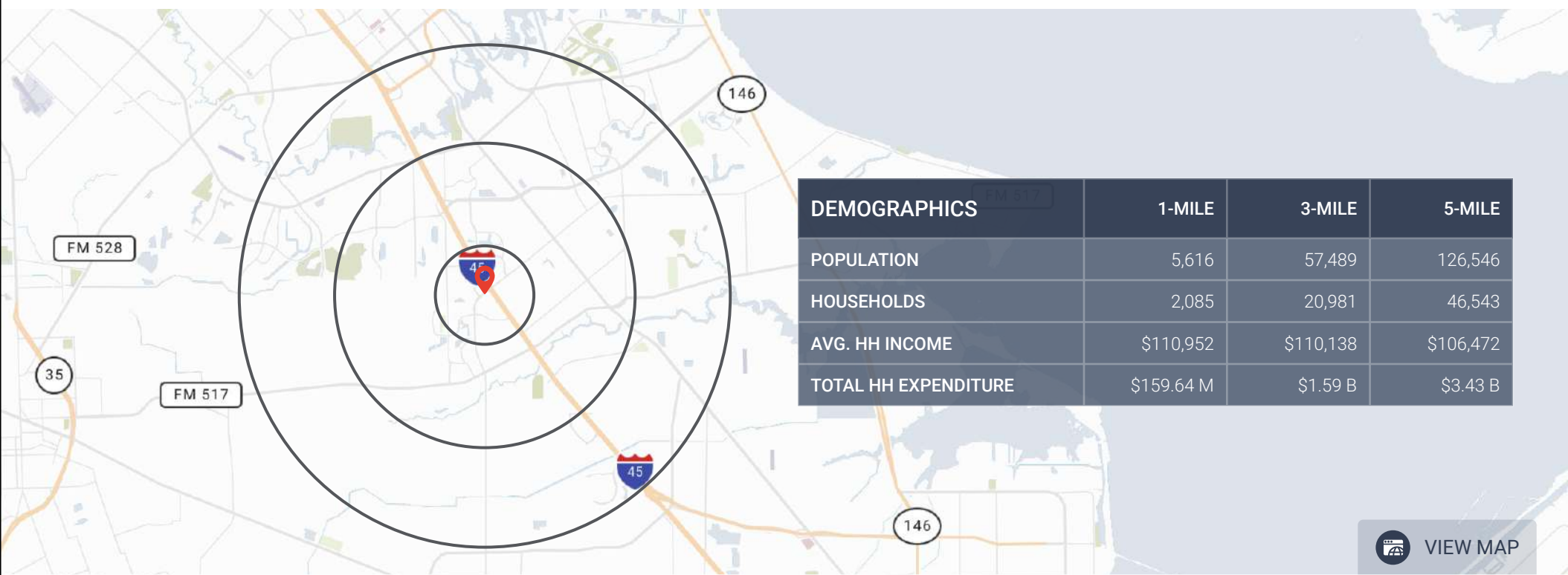
8 | SECURE NET LEASE





# LOCATION OVERVIEW

7-ELEVEN | LEAGUE CITY, TEXAS



## ECONOMIC DRIVER'S (# of Employees)

Sisters of Charity of The Incarnate World (4,600)  
Lyndon B Johnson Space Center (2,500)  
BJ's Restaurants (2,500)  
Chca Clear Lake, L.P. (1,600)  
ABC Professional Tree Services Inc. (1,500)

Lockheed Martin Corporation (1,500)  
Mantech SRS Technologies, Inc. (814)  
Indorama Venture Oxides LLC (735)  
Clear Lake Regional Medical Center, Inc. (720)  
University of Houston System (600)

Securities Management Research Inc. (500)  
Wyle Laboratories, Inc (500)  
The Clear Creek Independent School District (500)  
Walmart (400)  
Chuly's Opco, Inc (416)

# LOCATION OVERVIEW

7-ELEVEN | LEAGUE CITY, TEXAS



## LEAGUE CITY TEXAS



**98,215**  
POPULATION



**\$100,996**  
MEDIAN HOUSEHOLD INCOME

**League City** is situated strategically midway between Houston and Galveston Island on the south shore of Clear Lake. It is well-known for its recreational lifestyle and outstanding quality of life, including an abundance of parks and

*The geographical advantage of the Texas Gulf Coast, access to an ever-expanding transportation system, and available property for **development** is ideal for corporations, employees, and their families.*

amenities, beautiful neighborhoods, excellent schools, historic homes, museums and tremendous waterfront access. League City had the highest growth among cities that WalletHub termed small, or fewer than 100,000 people in 2016. It has also had a boom in subdivision development. Clear Creek ISD is the area's top employers, followed by American National Insurance and H-E-B. According to one report 23 percent of households in the area have an income between \$100K and \$150K. Shops and offices thrive in a business-friendly climate that builds upon an

economic base that includes the aerospace, energy, medical and tourism industries. The geographical advantage of the Texas Gulf Coast, access to an ever-expanding transportation system, and available property for development is ideal for corporations, employees, and their families. **Houston** is the most populous city in the state of Texas and the fourth most populous city in the United States. The seat of Harris County, Houston is the principal city of the Greater Houston metropolitan area, which is the fifth most populous MSA in the United States. With a total of 627 square miles, Houston is the eighth most expansive city in the United States. Houston is home of the Texas Medical Center-the world's largest concentration of healthcare and research institutions-and NASA's Johnson Space Center, where the Mission Control Center is located.

**15**

THE POPULATION  
OF LEAGUE CITY  
HAS DOUBLED OVER  
THE LAST 15 YEARS.

**15TH**

IF HOUSTON WERE  
A STATE,  
ITS ECONOMY WOU  
LD RANK 15TH IN  
THE U.S.



### LEAGUE CITY POPULATION CONTINUES TO GROW

Jake Magee, December 19, 2019 (*Community Impact*)

New data from the U.S. Census Bureau shows League City's population continues to increase by thousands each year, but Clear Lake's population has stagnated, even decreased, in recent years.

The U.S. Census Bureau released the latest American Community Survey five-year estimates for 2014-18 on Dec. 19. According to the U.S. census, the annual data release "helps local officials, community leaders and businesses understand the changes taking place in their communities."

*League City officials have said League City is growing because of its location along I-45 and the fact that it is equidistant from Houston and Galveston.*

According to the census, League City's population in 2014 was nearly 89,000. In 2018, it broke 100,000. That is a 13.2% increase in four years.

City officials have said League City is about halfway built out. The city's southwest side is mainly open fields, but they will soon be developed into master-planned communities and neighborhoods. Officials expect League City's population to reach 200,000 by the time the city is fully built out.

Many residents commute north to Houston for medical jobs, south to Texas City and beyond for petrochemical work or to the Johnson Space Center. Additionally, Clear Creek ISD is a draw for residents moving to the area, officials have said.

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

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

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

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

*League City and Pearland are among the top cities with the most new homeowners in the U.S., coming in on the ranking at No. 14 and No. 15, respectively.*

used as factors to compile the ranking, per the report.

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



CLICK HERE TO READ MORE

# HOUSTON-THE WOODLANDS-SUGARLAND-BAYTOWN MSA

7-ELEVEN | LEAGUE CITY, TEXAS



## DAVID WAYNE HOOKS MEMORIAL AIRPORT

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



## GEORGE BUSH INTERCONTINENTAL AIRPORT

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

## MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL

- ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- ✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

## HCA HOUSTON HEALTHCARE NORTH CYPRESS

- ✓ It 163-Licensed Bed, General Acute Care Hospital
- ✓ It is now part of the Largest Healthcare system in Houston

## 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



- ✓ Over 6 Million Visitors Annually
- ✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course



## RICE UNIVERSITY

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



- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually



## WILLIAM P. HOBBY AIRPORT

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

## 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



## UNIVERSITY OF HOUSTON

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



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



## SUBJECT PROPERTY 1809 SOUTH FM 646



## MOODY GARDENS

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

## METRO STATISTICS

TOTAL POPULATION	7,066,141
GDP	\$490.1 B
NATIONAL ECONOMY RANKING	7
FORTUNE 500 COMPANIES	21



# 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](https://securenetlease.com)

# TEXAS DISCLAIMER

7-ELEVEN | LEAGUE CITY, 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.