



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



7-Eleven

SEC Price Rd &
Paredes Line Rd
Brownsville, TX 78521

EXCLUSIVELY MARKETED BY:



WILL HARTSHORN

Lic. # 725849
512.729.6323 | DIRECT
whartshorn@SIGnnn.com



MATT MONTAGNE

Lic. # 695673
512.920.5120 | DIRECT
mattm@SIGnnn.com



TYLER ELLINGER

Lic. # 690604
512.643.3700 | DIRECT
tyler@SIGnnn.com



MAX FREEDMAN

Lic. # 644481
512.766.2711 | DIRECT
max@SIGnnn.com

305 Camp Craft Rd, Suite 550
Westlake Hills, TX 78746
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group
Austin, LLC Lic. # 9004706

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,650 SF 7-Eleven Located at SEC Price Road & Paredes Line Road in Brownsville, Texas. This Deal Includes a Brand New 15 Year Lease, Providing For a Great Investment Opportunity.

OFFERING SUMMARY

PRICE	\$5,682,222
CAP	4.50%
NOI	\$255,700
PRICE PER SF	\$1,222
GUARANTOR	7-Eleven Corporate

PROPERTY SUMMARY

ADDRESS	SEC Price Rd & Paredes Line Rd Brownsville, TX 78521
COUNTY	Cameron
BUILDING AREA	4,650 SF
LAND AREA	1.83 AC
BUILT	2020



HIGHLIGHTS

- Brand New 2020 Construction 15 Year Triple Net (NNN) Lease Set to Open 2021
- Zero Landlord Responsibilities Which Allows an Investor the Opportunity For a Passive Income Stream With Strong 10% Rental Increases Every 5 Years
- Strong Corporate Guarantee - 7-Eleven Has Over 69,000 Locations Worldwide and Boasts a Credit Rating of AA- (S&P Rated)
- Property Sits on the Corner of East Price Road and Paredes Line Road With Dual Access From Both Roads With a Combined Traffic Count of Over 35,600 VPD
- Dense Population With Over 114,375 Residents Within a 3-Mile Radius
- Less Than 3-Miles From the Texas Southmost College Serving Over 10,000 Students
- Minutes From Several Schools and the Brownsville ISD Administrative Buildings Providing Ample Foot Traffic to This Location
- Texas is a State Income Tax Free State
- Located 25 Minutes Away From Matamoros, Mexico With a Population of 450,000 Residents
- Nearby Tenants include: Dairy Queen, Jack in the Box, Burger King, Spectrum, Subway, USPS, Harbor Freight, Guitar Center, Domino's, T-Mobile and FedEx
- Today Brownsville is the Largest City in the Rio Grande Valley With a Population of 183,823 and it Covers Nearly 150 Square Miles and Has 350-Miles of Paved Streets; With an Assessed Valuation of More Than \$5 Billion, the City Has Nearly Quadrupled Its Wealth in the Past 15 Years; Brownsville Hosts Thousands of Tourists Each Year



REPRESENTATIVE IMAGE

LEASE SUMMARY

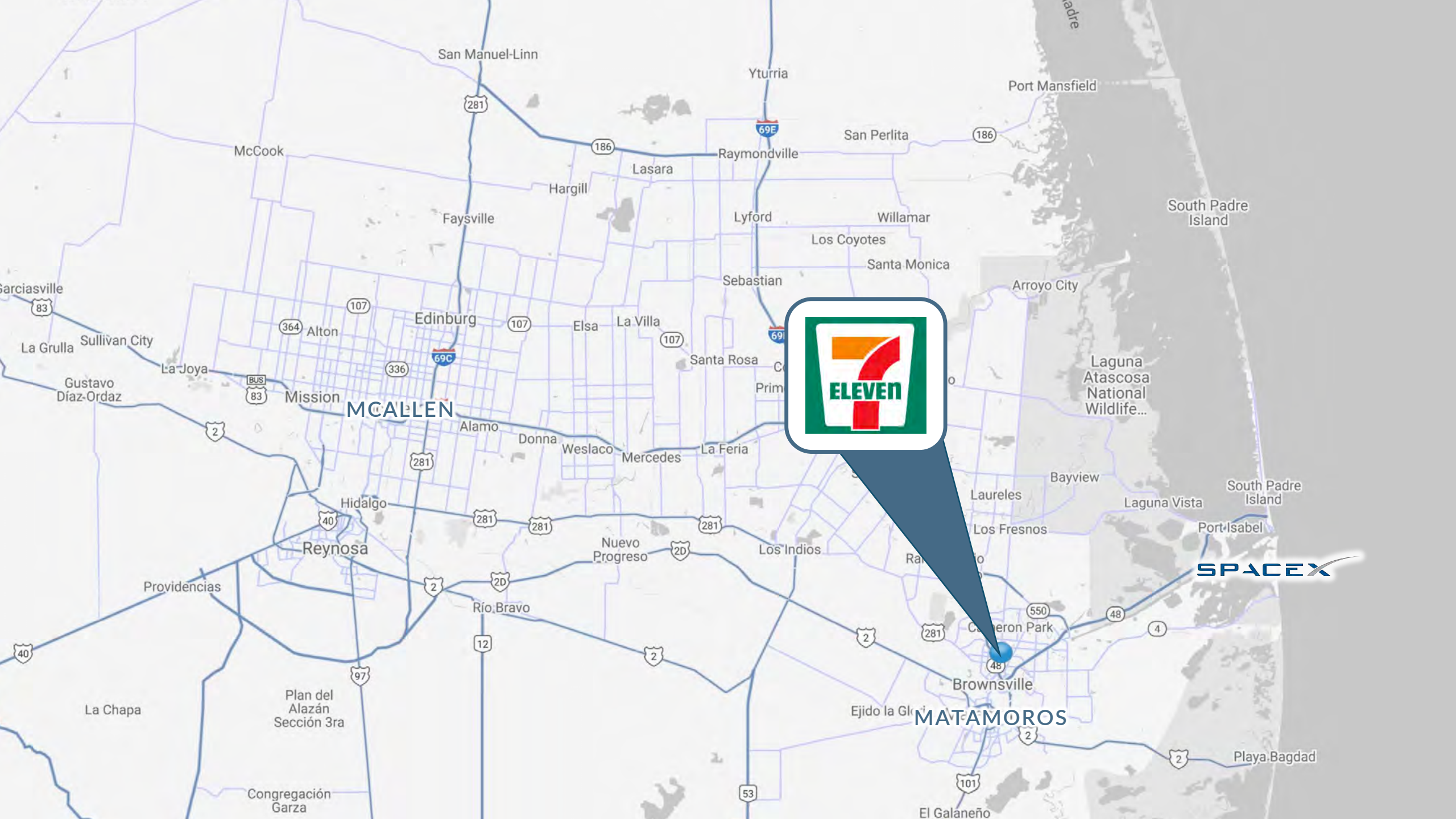
TENANT	7-Eleven
PREMISES	A Building of Approximately 4,650 SF
LEASE COMMENCEMENT	TBD
LEASE EXPIRATION	15 Years From Rent Commencement
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Fee Simple
PERMITTED USE	Convenience
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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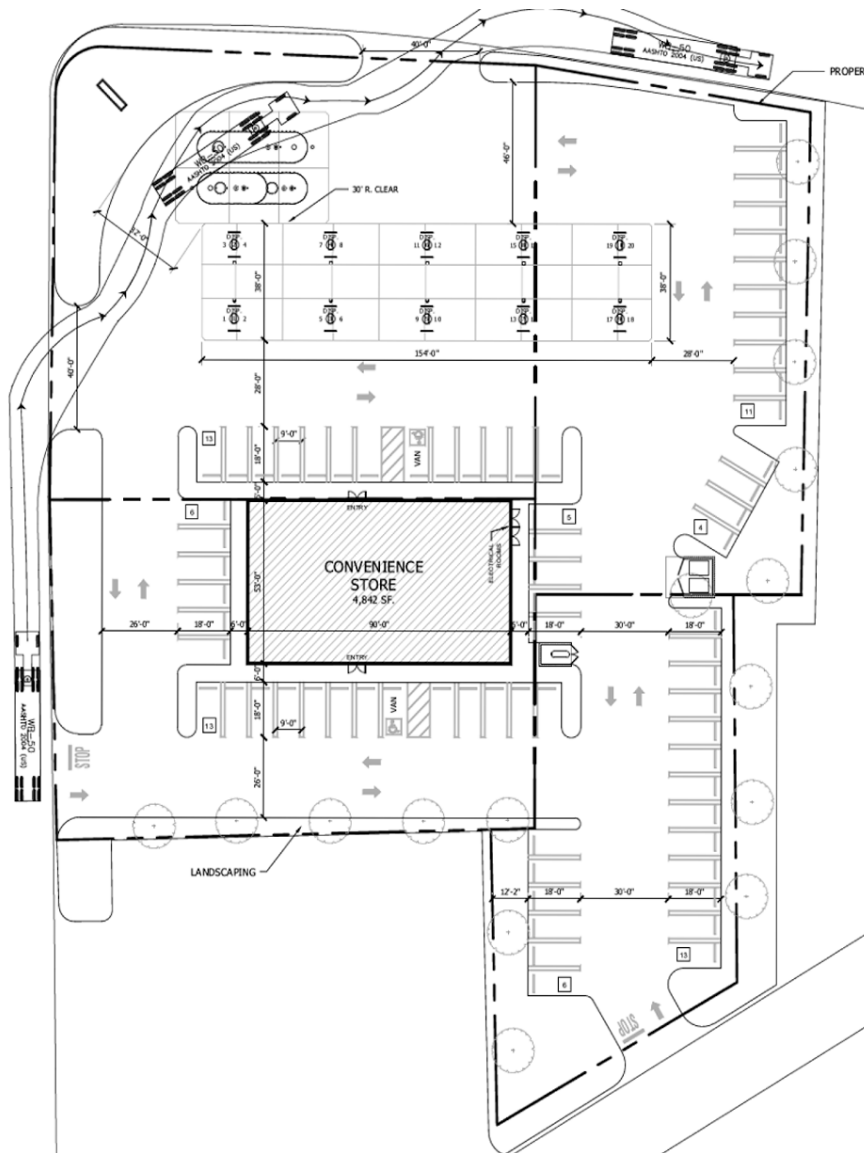
4,650 SF

\$255,700

\$54.99



SITE PLAN



Ruben M Torres Blvd



E Price Rd

Paredes Line Rd





BROWNSVILLE | CAMERON COUNTY | TX

Brownsville is the county seat of Cameron County, Texas. It is the sixteenth-most populous city in the state of Texas with a population of 182,781 in 2019. Brownsville is located at the southernmost tip of Texas, on the northern bank of the Rio Grande, directly north and across the border from Matamoros, Tamaulipas, Mexico. The 2018 U.S. Census Bureau estimate placed the Brownsville-Harlingen metropolitan area population at 420,392 making it the ninth-most populous metropolitan area in the state of Texas. In addition, the international Matamoros-Brownsville Metropolitan Area was estimated to have a population of 1,136,995.

Brownsville's economy is based mainly on its international trade with Mexico through the North American Free Trade Agreement (NAFTA). It is home to one of the fastest growing manufacturing sectors in the nation. Brownsville has been recognized as having one of the best pro-business climates in the United States, and the city has been ranked among the least expensive places to live in the U.S. SpaceX is building the SpaceX South Texas Launch Site, a private space launch facility east of Brownsville on the Gulf Coast. The new launch facility is expected to draw \$85 million to the city of Brownsville and eventually generate approximately \$51 million in annual salaries from some 500 jobs created by 2024.

Steeped in a rich South Texas heritage and located in the South Texas tropics, Brownsville is a perfect two nation leisure travel destination where you'll find plenty of exciting outdoor adventures, many historical sites and a bicultural ambience that's representative of Mexico. With the Gulf of Mexico less than half an hour away, Brownsville offers a paradise to their visitors. Boca Chica beach offers miles of virgin shoreline and is one of Texas last undeveloped beaches. Enjoy a day of fishing, surfing or just plain good old fun and witness majestic sunsets as you relax in the warm gulf breeze. Take a stroll through Gladys Porter Zoo, an oasis nested in the center of the Cultural District, and witness over 1,500 rare species of mammals, birds and reptiles as you explore this lush landscape filled with tropical plants.

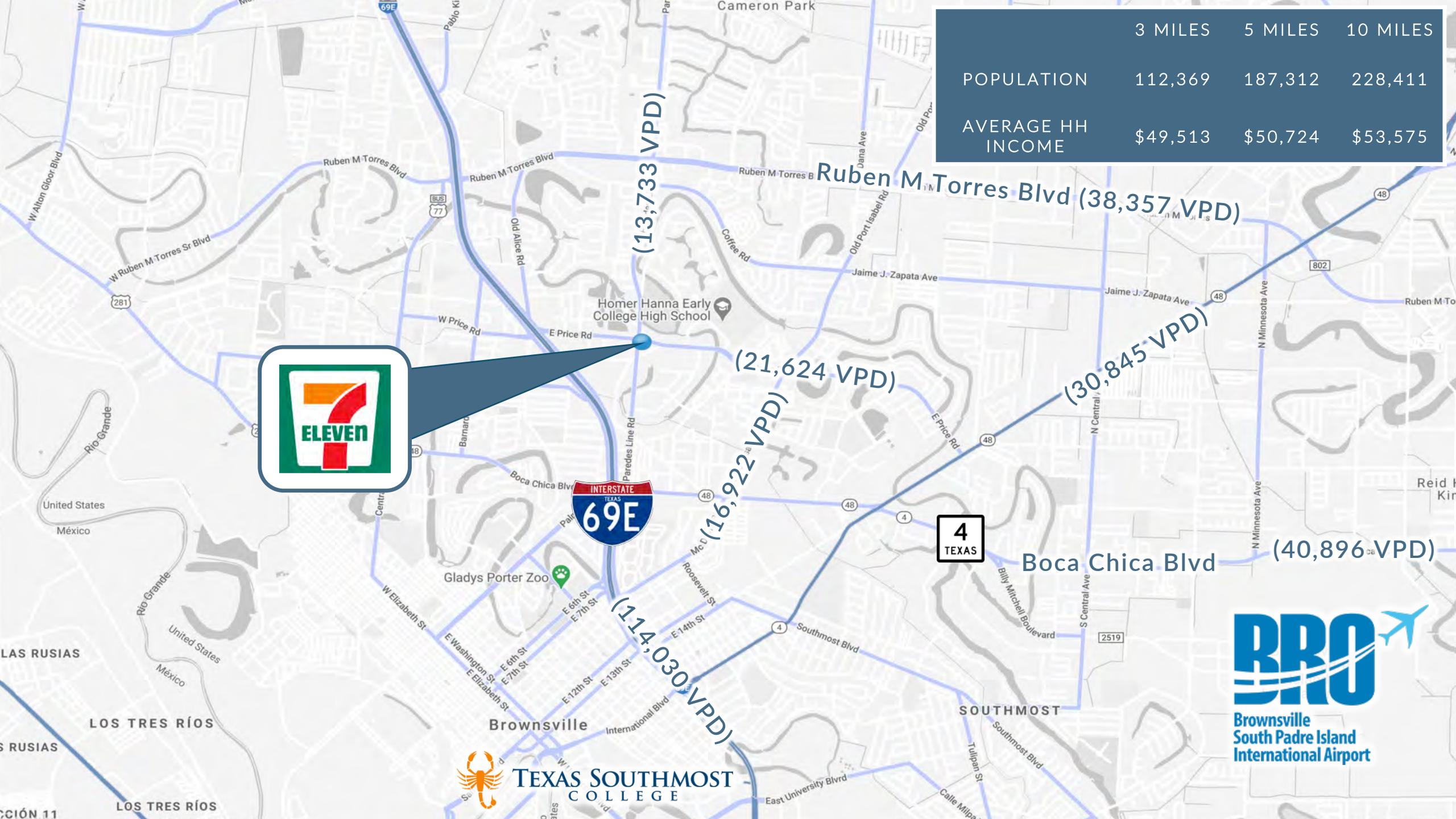


SPACEX SOUTH TEXAS LAUNCH SITE



GLADY'S PORTER ZOO

	3 MILES	5 MILES	10 MILES
POPULATION	112,369	187,312	228,411
AVERAGE HH INCOME	\$49,513	\$50,724	\$53,575



TEXAS SOUTHMOST
COLLEGE



7 - ELEVEN

TENANT PROFILE

7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. They don't like to brag, but they invented convenience stores. For real. Google it. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 71,100 stores in 17 countries, including 11,800 in North America. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. Mmmmm, tacos.

7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in over 1,300 cities, or rely on 7-Eleven for bill payment service, self-service lockers and other convenient services.



COMPANY TYPE
Subsidiary



FOUNDED
1927



OF LOCATIONS
71,100+



HEADQUARTERS
Irving, TX



WEBSITE
7-eleven.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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 sub agency 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:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) 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
- (4) May not disclose any confidential information or any information that a party 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 the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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mattm@SIGnnn.com

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