



7-Eleven

S&P: AA- | Irreplaceable Hard Corner Location

\$6,713,000 | 4.50% CAP

NEC Hwy 290 & Nutty Brown Rd., Austin, TX 78737

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ 10% Rental Increases in Year 11 and All Option Periods
- ✓ 7th Fastest-Growing U.S. City (U.S. Census)
- ✓ Located at Entrance of Belterra Master planned Community
- ✓ High-Traffic Location Along Hwy 290 with 69,610 VPD

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 AUSTIN, TX



CONTACT FOR DETAILS

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\$6,713,000

4.50% CAP

NOI

\$302,091

Land Area

±1.03 AC

Occupancy

100%

Building Area

±4,500 SF

Year Built

2021

Lease Type

Absolute NNN

- ✓ **New 15-year corporate absolute NNN lease** with 10% rent increases starting year 11 in primary term and year 16 in renewal 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.
- ✓ **Excellent location at the hard corner of Highway 290 and Nutty Brown Road** which is estimated to see approximately nearly 70,000 vehicles per day.
- ✓ **Located at the entrance of Belterra Master planned Community.** Belterra is a 1,600 acre master planned community (MPC) located at Hwy 290 & Nutty Brown Rd. It is the largest MPC serving the area and was named the 2015 Master Planned Community of the year.
- ✓ **Located adjacent to Belterra Village Mixed Use Development,** a 93 acre commercial development that will include lock & leave homes, senior housing, medical, hotel and retail space totalling over 310,000 square.

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.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN AUSTIN, TX

7-Eleven

Lessee: 7-Eleven, Inc., a Texas Corporation

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.

REVENUE

\$5.1 B

CREDIT RATING

S&P AA-

TOTAL LOCATIONS

67,000



7-eleven.com

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 U.S. 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 franchises. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, and South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation's largest gasoline retailer. Its company 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 selections 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 Franchisees to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company, and among GUI Jobs magazine's Top 1000 Military Friendly Employers.



IN THE NEWS

7-ELEVEN AUSTIN, TX

7-Eleven seeking 20,000 workers across US locations, adding to 50,000 already hired since March

DANIELLA GENOVESE, SEPTEMBER 21, 2020 (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, the company announced Monday.

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."

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.

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."

EXPLORE ARTICLE



7-Eleven plays host to entrepreneurs' exclusive snacks, drinks

SEPTEMBER 1, 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. "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**. 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.

More than **750 companies** applied to be invited to present their brand at the company's second annual emerging brands showcase, and **65** were invited to participate in the two-day "**show and taste**" expo, according to the release.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN AUSTIN, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	Late March 2021
Lease Expiration	Late March 2036
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Year 11 & Options
Annual Rent Years 1-10	\$302,091
Annual Rent Years 11-15	\$332,300
Option 1	\$365,529.96
Option 2	\$402,083.04
Option 3	\$442,290.96
Option 4	\$486,521.04

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.



LifeStorage



SOUTHSTAR BANK



SUBJECT PROPERTY
HWY 290 & NUTTY BROWN RD

ANTHEM AT LEDGE STONE
(292 UNITS)



THE PREPARATORY SCHOOL
OF DRIPPING SPRINGS



BELTERRA SPRINGS
(152 UNITS)



CVS pharmacy



Pure Wash

ROOSTER SPRINGS ELEMENTARY
(825 STUDENTS)

LEASE OVERVIEW

7-ELEVEN AUSTIN, TX



Year Built

2021



Building Area

±4,500 SF



Land Area

±1.03 AC

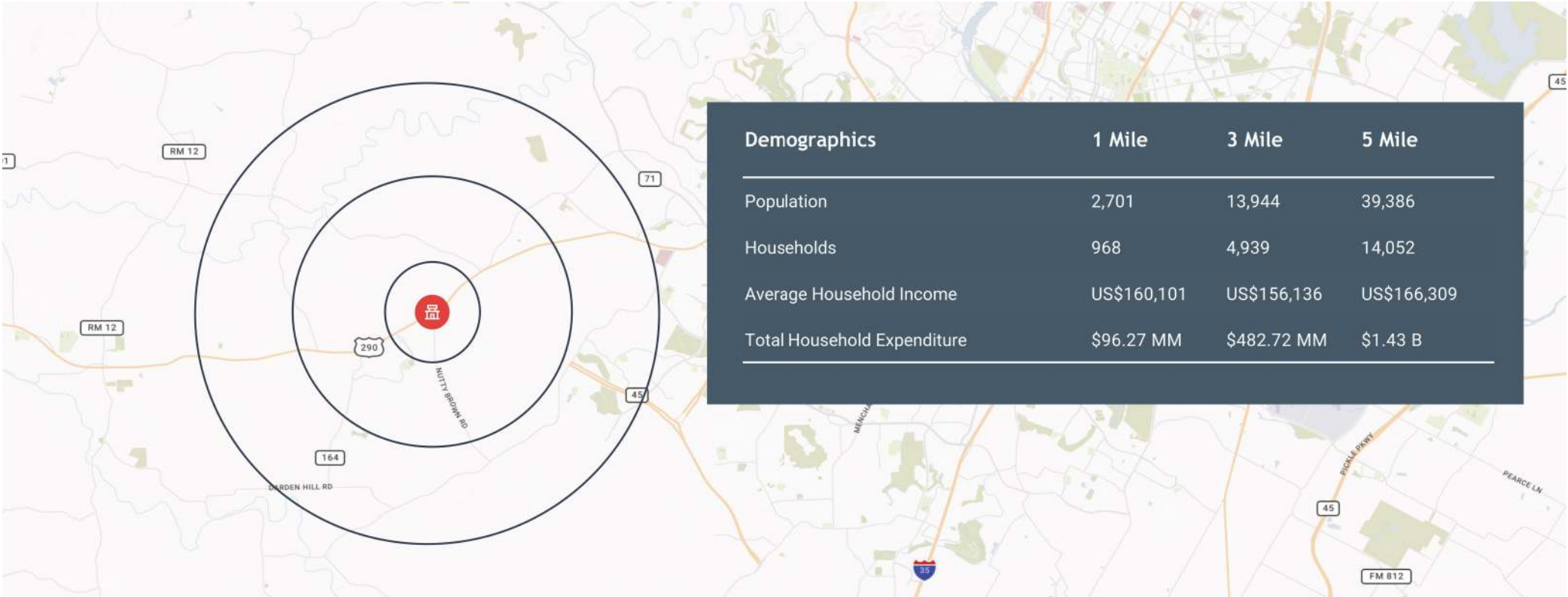
NEIGHBORING RETAILERS

- IHOP
- Ace hardware
- EVO Cinemas
- Dunkin'
- Jersey Mike's Subs
- Chick-fil-A
- Burger King
- CVS
- Domino's Pizza



LOCATION OVERVIEW

7-ELEVEN AUSTIN, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. State of Texas (62,853)

2. The University of Texas at Austin (23,925)

3. H-E-B (13,756)

4. City of Austin (13,531)

5. Dell Technologies (13,000)

6. Federal Government (12,795)
7. Austin Independent School District (12,227)

8. St. David's HealthCare Partnership (10,309)

9. Ascension Seton (9,947)

10. Samsung Austin Semiconductor (8,935)

11. Apple (7,000)

12. Round Rock Independent School District (6,345)
13. IBM Corp. (6,000)

14. U.S. Internal Revenue Service (5,700)

15. Travis County (5,309)

LOCATION OVERVIEW

7-ELEVEN AUSTIN, TX

Austin Texas

 **964,243**
Population

 **\$71,543**
Median Household Income



2015 Fastest
Growing U.S. City
(50,000+ Residents)

2015

Households Earn
\$100,000+ Annually

54.5%

Austin is the capital city of Texas and is the economic heart of Central Texas.

It is the 11th most populous city in the United States and the 4th most populous city in Texas.

Austin was recently named the No. 1 place to live in America for the third year in a row by Forbes, based on affordability, job prospects and quality of life..

It's no secret that Austin, Texas is a hotbed for technology, startups and innovation. There are so many tech companies that Austin has been nicknamed "Silicon Hills." Apple recently announced that it is creating a \$1 billion campus with

the capacity for 15,000 employees, making it the largest private employer in Austin. Austin has long been the tech center of Texas, with 6,500 startups and tech companies based here, including Dell. A number of Fortune 500 companies have headquarters or regional offices in Austin, including Amazon, Apple, Cisco, General Motors, Google, IBM, Oracle, Texas Instruments, 3M and Whole Foods Market. Oracle's new 40-acre Austin campus is located less than mile from the 7-Eleven site on the riverfront. With over \$1 billion invested to date, the company plans to employ and house up to 10,000 employees there. The city is also the home of South by Southwest (SXSW), which has transformed from an indie music gathering into one of the world's most trendsetting technology festivals. Austin is a special place with an appealing culture. It has an abundance of great parks, river access, hike and bike trails, good food, great music and a collaborative culture. Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. Austin's low cost of living adds to its appeal. There's no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants.

IN THE NEWS

7-ELEVEN AUSTIN, TX

Austin, TX is the No. 1 Best Place to Live, According to US News & World Report

MADELINE SMANIK, APRIL 9, 2019 (U.S. NEWS)

"Our Northeastern cities, which are epicenters of higher education and economic development, are not growing nearly as much as places in Florida, California and Texas," said Devon Thorsby, Real Estate editor for U.S. News & World Report. "Plus, they are expensive to live in. Top-ranked places have the characteristics people are looking for, including steady job growth, affordability and a high quality of life."

Several metro areas saw **significant gains** year over year. **San Francisco** moved up from No. 20 to No. 7 due to desirability, quality of life and job market increases. Despite expensive housing, the city has the highest desirability and job market scores among all cities. **Asheville, North Carolina**, moved up 8 spots to No. 16.

For the third year in a row, Austin, TX, takes the No. 1 spot, followed by Denver at No. 2 and Colorado Springs, CO, at No. 3. Fayetteville, AK, moves up a spot to No. 4, and Des Moines, IO, rounds out the top five.

thanks to slight improvements across the board. At No. 18, **Sarasota, Florida**, debuted in the top 20, with the highest net migration score and increases in desirability, affordability, quality of life and job growth. **Tampa, Florida**, boasted housing affordability, net migration, quality of life, and job market scores that contributed to its climb from No. 75 to No. 56 this year.

The 2019 Best Places to Live were determined in part using a public survey of **thousands of individuals throughout the U.S.** to find out what qualities they consider important in a hometown. The methodology also factors in data from the U.S. Census Bureau, the Federal Bureau of Investigation and the Bureau of Labor Statistics, as well as the U.S. News rankings of the Best High Schools and Best Hospitalsmortgage and working with an agent to buying and selling a home.

EXPLORE ARTICLE



Austin is the No. 1 City for Starting a Business in 2020

BRENT WISTROM, DECEMBER 12, 2019 (THE BUSINESS JOURNALS)

With a strong uptick in venture capital activity, a booming population and Texas' business-friendly landscape, Austin has once again been named the No. 1 place to start a business in 2020 by Inc. magazine.

We suspect Inno readers won't be surprised at the reasons why Austin took the **top spot**. The magazine cited the city's growth in early-stage deals, the huge **\$300 million** funding round RigUp raised and hometown product success stories from Yeti Coolers and Kendra Scott.

For Austin, this is part of a wave of accolades tied to the city's innovation scene

Inc.'s rankings were based on early-stage funding, job creation and a handful of other data points analyzed by Startup Genome, an innovation policy company.

In the overall breakdown, **Austin ranked No. 3** for population; **No. 27** net business creation; and **No. 4** for early-stage funding.

Rounding out the top five were Salt Lake City, Durham, Denver and Boise. Also on the list were Dallas (No. 29) and Houston (No. 45).

For Austin, this is part of a wave of accolades tied to the city's innovation scene.

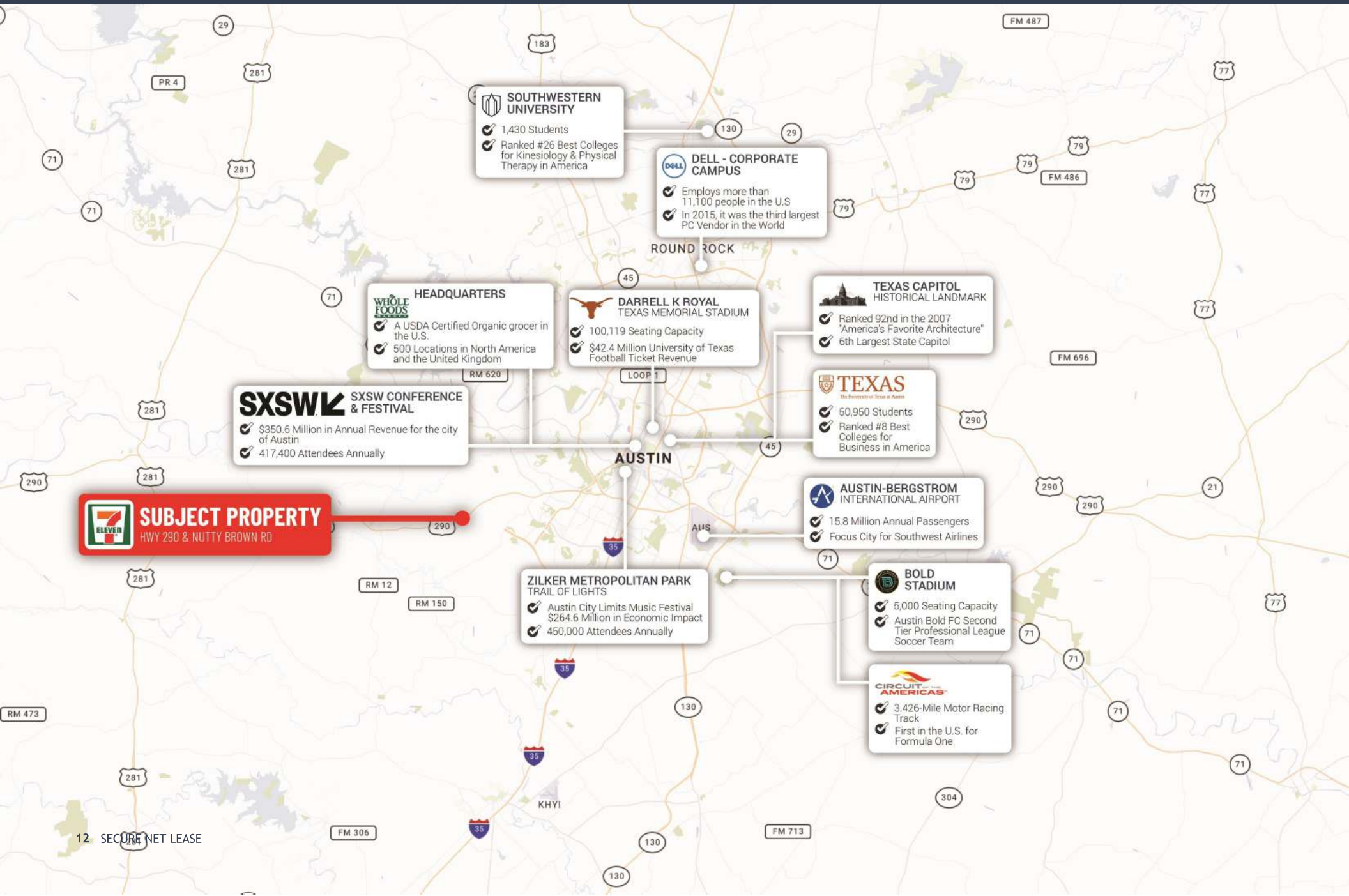
This is the third year in a row Austin was named the best city to start a business by Inc. magazine. Last year, the publication noted the forthcoming \$1 billion Apple campus in North Austin.

EXPLORE ARTICLE



GREATER AUSTIN

7-ELEVEN AUSTIN, TX



SOUTHWESTERN UNIVERSITY

- ✓ 1,430 Students
- ✓ Ranked #26 Best Colleges for Kinesiology & Physical Therapy in America

DELL - CORPORATE CAMPUS

- ✓ Employs more than 11,100 people in the U.S
- ✓ In 2015, it was the third largest PC Vendor in the World

HEADQUARTERS

- ✓ A USDA Certified Organic grocer in the U.S.
- ✓ 500 Locations in North America and the United Kingdom

DARRELL K ROYAL TEXAS MEMORIAL STADIUM

- ✓ 100,119 Seating Capacity
- ✓ \$42.4 Million University of Texas Football Ticket Revenue

TEXAS CAPITOL HISTORICAL LANDMARK

- ✓ Ranked 92nd in the 2007 'America's Favorite Architecture'
- ✓ 6th Largest State Capitol

SXSXW CONFERENCE & FESTIVAL

- ✓ \$350.6 Million in Annual Revenue for the city of Austin
- ✓ 417,400 Attendees Annually

TEXAS

- ✓ 50,950 Students
- ✓ Ranked #8 Best Colleges for Business in America

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

- ✓ 15.8 Million Annual Passengers
- ✓ Focus City for Southwest Airlines

ZILKER METROPOLITAN PARK TRAIL OF LIGHTS

- ✓ Austin City Limits Music Festival
- ✓ \$264.6 Million in Economic Impact
- ✓ 450,000 Attendees Annually

BOLD STADIUM

- ✓ 5,000 Seating Capacity
- ✓ Austin Bold FC Second Tier Professional League Soccer Team

CIRCUIT OF THE AMERICAS

- ✓ 3.426-Mile Motor Racing Track
- ✓ First in the U.S. for Formula One

7-ELEVEN SUBJECT PROPERTY
HWY 290 & NUTTY BROWN RD

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

1000 N Central Expressway
Suite 200
Dallas, TX 75205
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

7-ELEVEN AUSTIN, TX

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 the owner knows.

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.