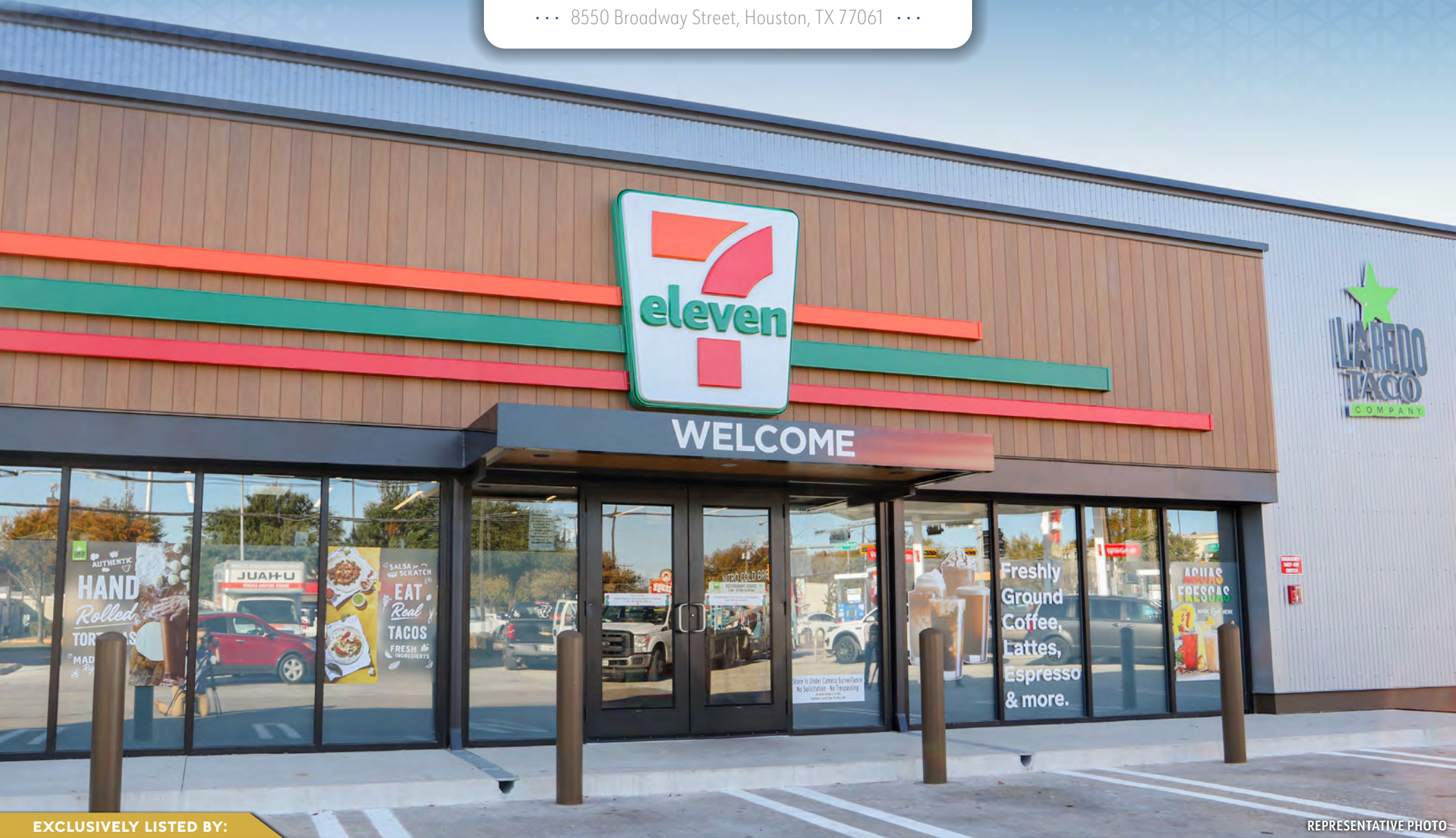




... 8550 Broadway Street, Houston, TX 77061 ...



EXCLUSIVELY LISTED BY:

REPRESENTATIVE PHOTO

## AUSTIN BLODGETT

Vice President

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Broker of Record

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broker@parasellinc.com

In Association with Scott Reid & ParaSell, Inc.

# REALSOURCE GROUP

... OFFERING MEMORANDUM ...





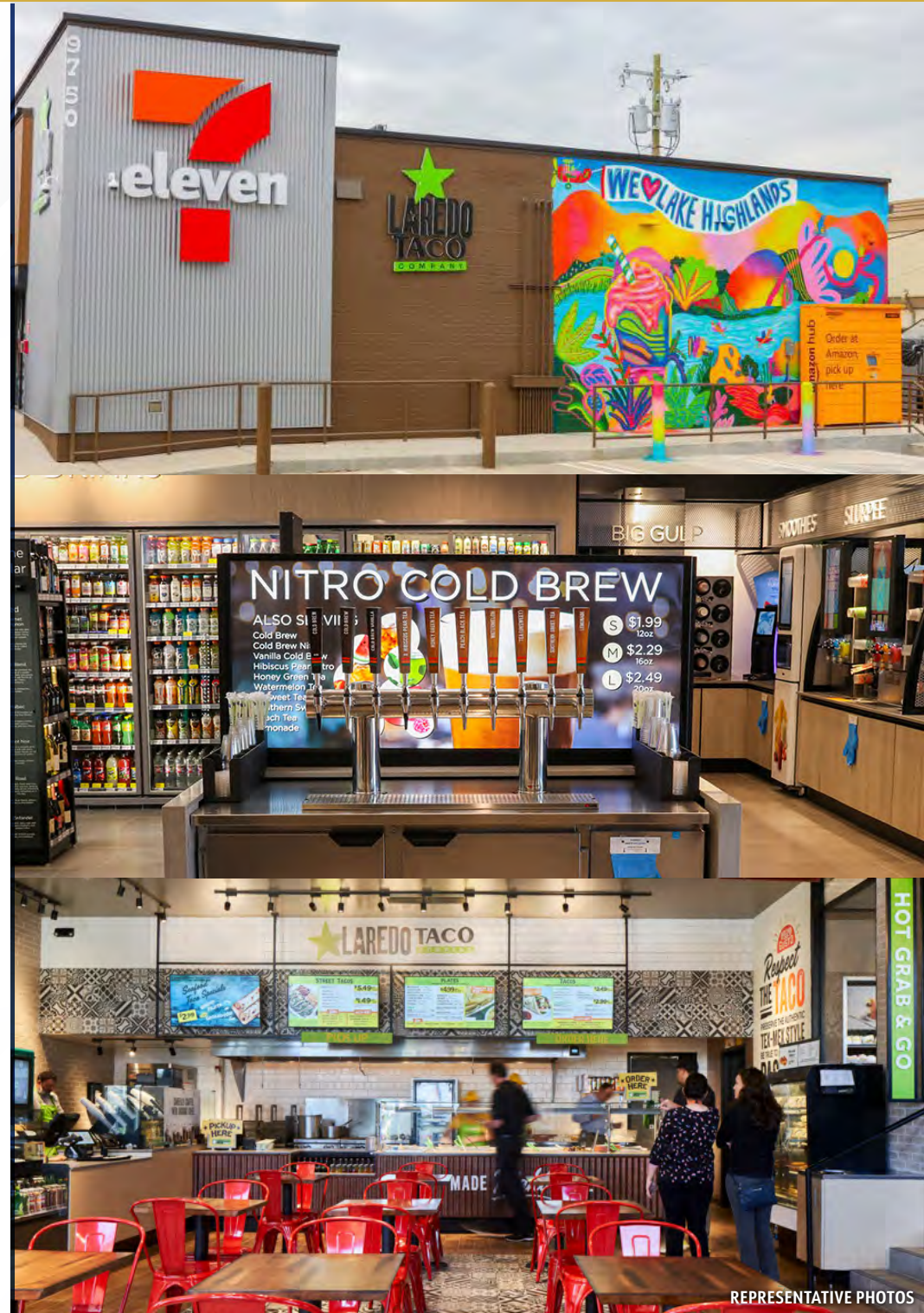
8550 Broadway Street, Houston, TX 77061

PRICE	CAP RATE	NOI <sup>1</sup>
<b>\$5,978,000</b>	<b>4.60%</b>	<b>\$275,000</b>

<b>TENANT:</b>	7-Eleven
<b>GUARANTEE:</b>	Corporate (Investment Grade Credit)
<b>EXPECTED OPENING:</b>	March 2021
<b>RENT COMMENCEMENT:</b>	03/01/2021
<b>LEASE EXPIRATION:</b>	03/01/2036
<b>LEASE TERM:</b>	15 Years
<b>LEASE TYPE:</b> <sup>2</sup>	Absolute NNN
<b>ROOF &amp; STRUCTURE:</b>	Tenant Responsibility
<b>RENTAL INCREASES:</b>	10% Increase Every 5 Years
<b>RENEWAL OPTIONS:</b>	Five 5-Year Options
<b>BUILDING SIZE:</b>	4,842 SF
<b>LOT SIZE:</b>	1.1 Acres

1 - No free rental period.

2 - All lease provisions to be independently verified by Buyer during Due Diligence period.



REPRESENTATIVE PHOTOS

- **Single-Tenant 7-Eleven (Convenience Store/Gas Station)**
  - Absolute NNN lease, zero landlord responsibilities, fee simple ownership
  - Brand new 2021 construction, expected opening March 2021
  - New 15-year initial lease term with 10% increases every 5 years
  - Corporately guaranteed lease with an Investment Grade Credit Tenant (S&P: AA-)
  - 7-Eleven is consistently the #1 convenience store chain in America with over 9,400 stores nationwide (71,000 stores globally)
- **Laredo Taco Restaurant:** This site benefits from a Laredo Taco QSR, which is owned and operated by 7-Eleven, creating an additional revenue stream for this location
- **Growth During COVID-19:** Since March 2020, 7-Eleven estimates that they have hired more than 50,000 people to meet demand from the Covid-19 pandemic
- **Minimal Competition:** This site has little to no competition within a 3-mile radius
- **7-Eleven Put a Significant Amount of Capital into the Development of the Site, Showing Their Commitment to the Location** (contact broker for details)
- **Signalized Hard Corner, High Traffic Location:** Subject property is ideally situated on the corner of Broadway & Rockhill Streets (30,000 CPD) with excellent visibility and access
- **Visible Signage:** Large 48 foot pylon signage directly on Broadway Street
- **Closest 7-Eleven to Hobby International Airport:** Less than 1 mile from William P. Hobby International Airport with over 50 million passengers annually
- **Rental Car Return & Parking Thoroughfare:** This site is in the direct driving path for rental car returns and major overnight paid parking lots at Houston Hobby Airport
- **Excellent Walkability:** Subject property is within walking distance to more than 3,500 apartment units and hundreds of single-family homes.
- **Booming Houston Proper Location:**
  - Largest city in Texas and 4th most populous city in the U.S. (2.3 million residents)
  - Houston MSA is the 5th largest in the nation (population of 7.1 million)
  - 4th in the nation in Fortune 500 companies and 3rd in Fortune 1000
  - Population expected to increase about 20% by 2029



## Essential

Retailer is a Recession  
Proof Tenant



## 15 Yrs

Brand New NNN Lease  
with 5 Year Options



## #1

Convenience Store  
Chain in America



## 10%

Rental Increases  
Every 5 Years



## 30k CPD

Signalized Hard Corner,  
High Traffic Location



## 48 Ft

Large Pylon  
Signage



## 4th

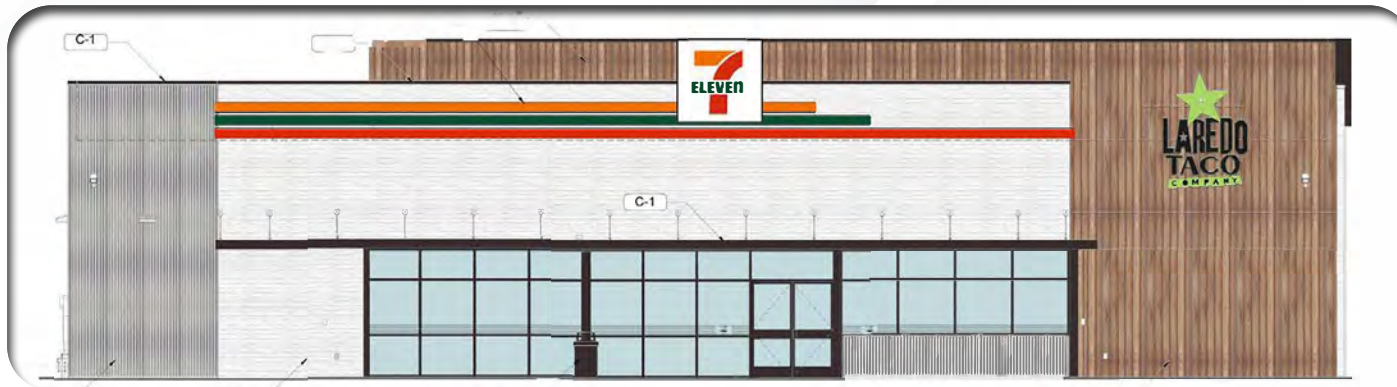
Most Populous  
City in the U.S.



## 5th

Largest MSA  
in the U.S.

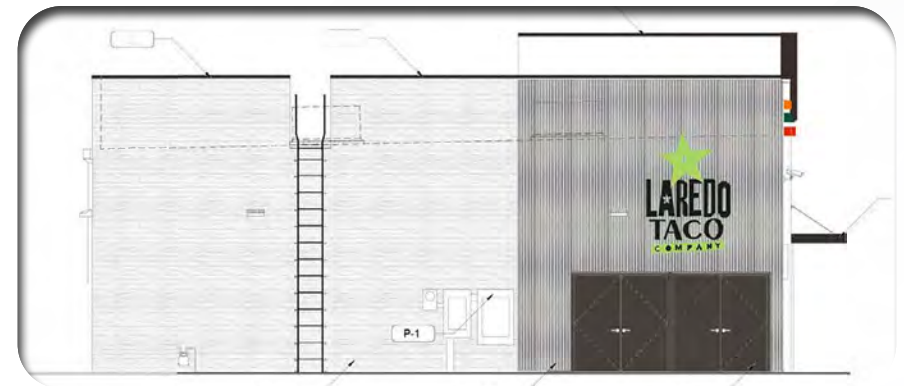




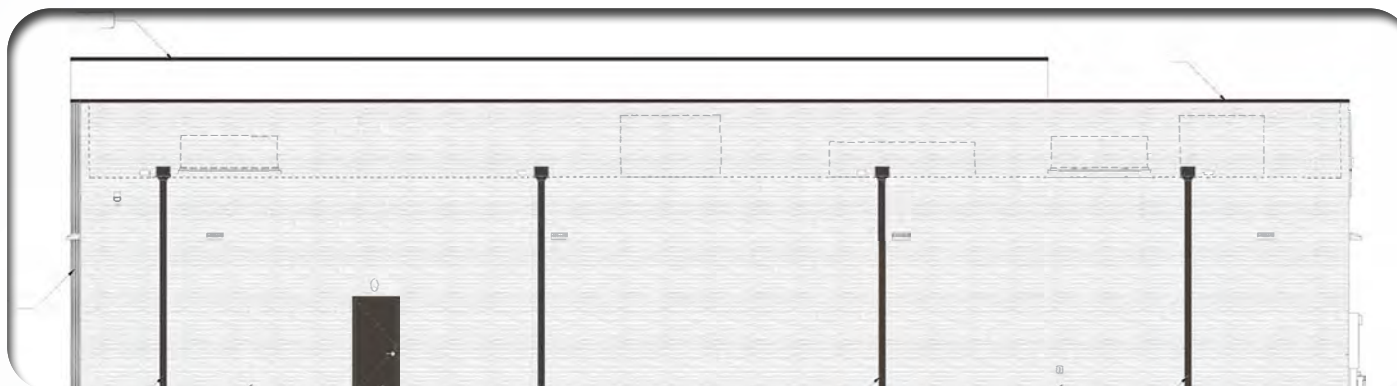
Front Elevation



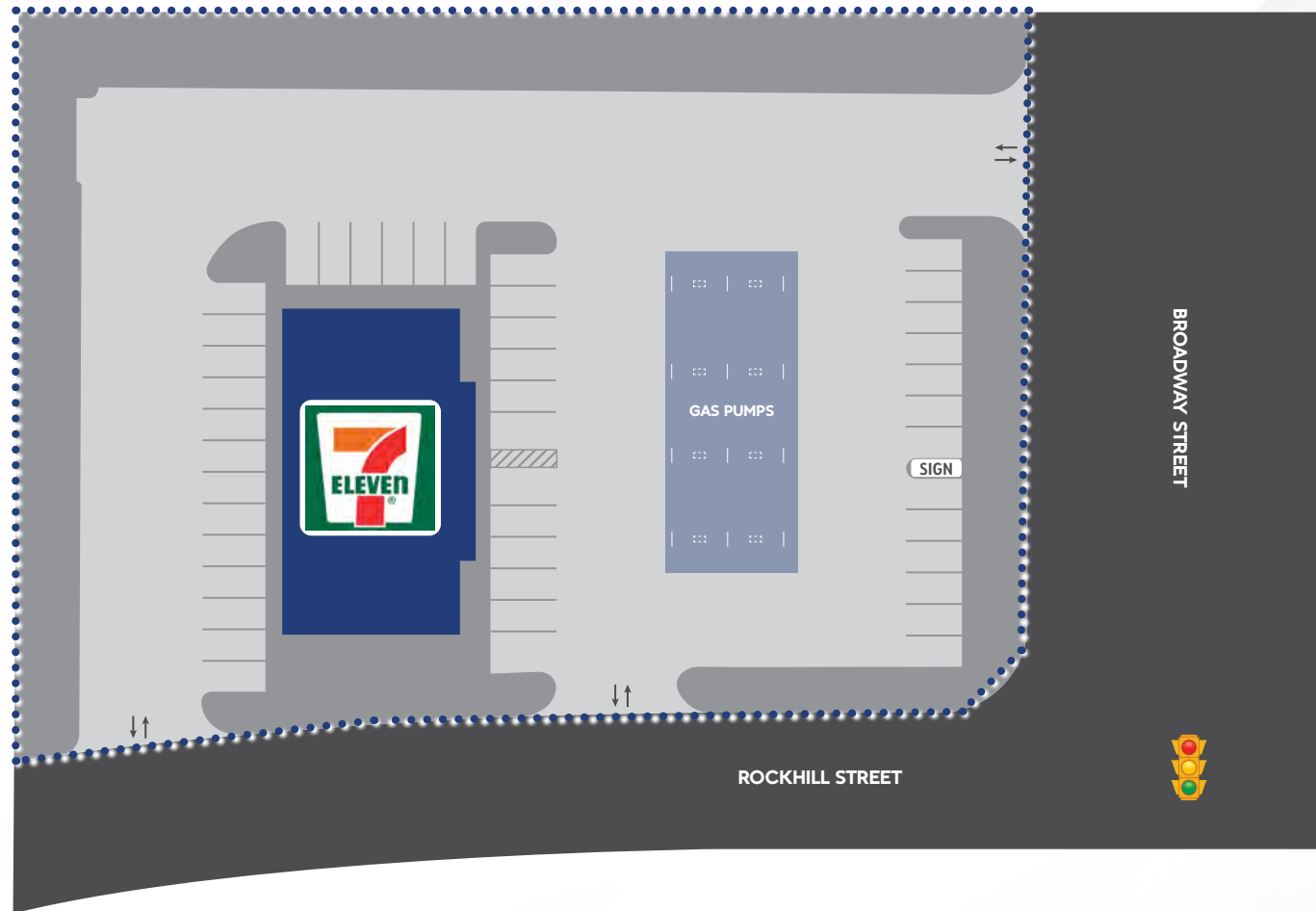
Right Side Elevation



Left Side Elevation



Back Side Elevation



Subject Property



Property Parcel | APN 0402390000072







1,431 UNITS

596 UNITS

BROADWAY STREET

ROCKHILL STREET

30,000 CPD  
- INTERSECTION -

328 UNITS

metro  
by T-Mobile

boost  
mobile

U-HAUL

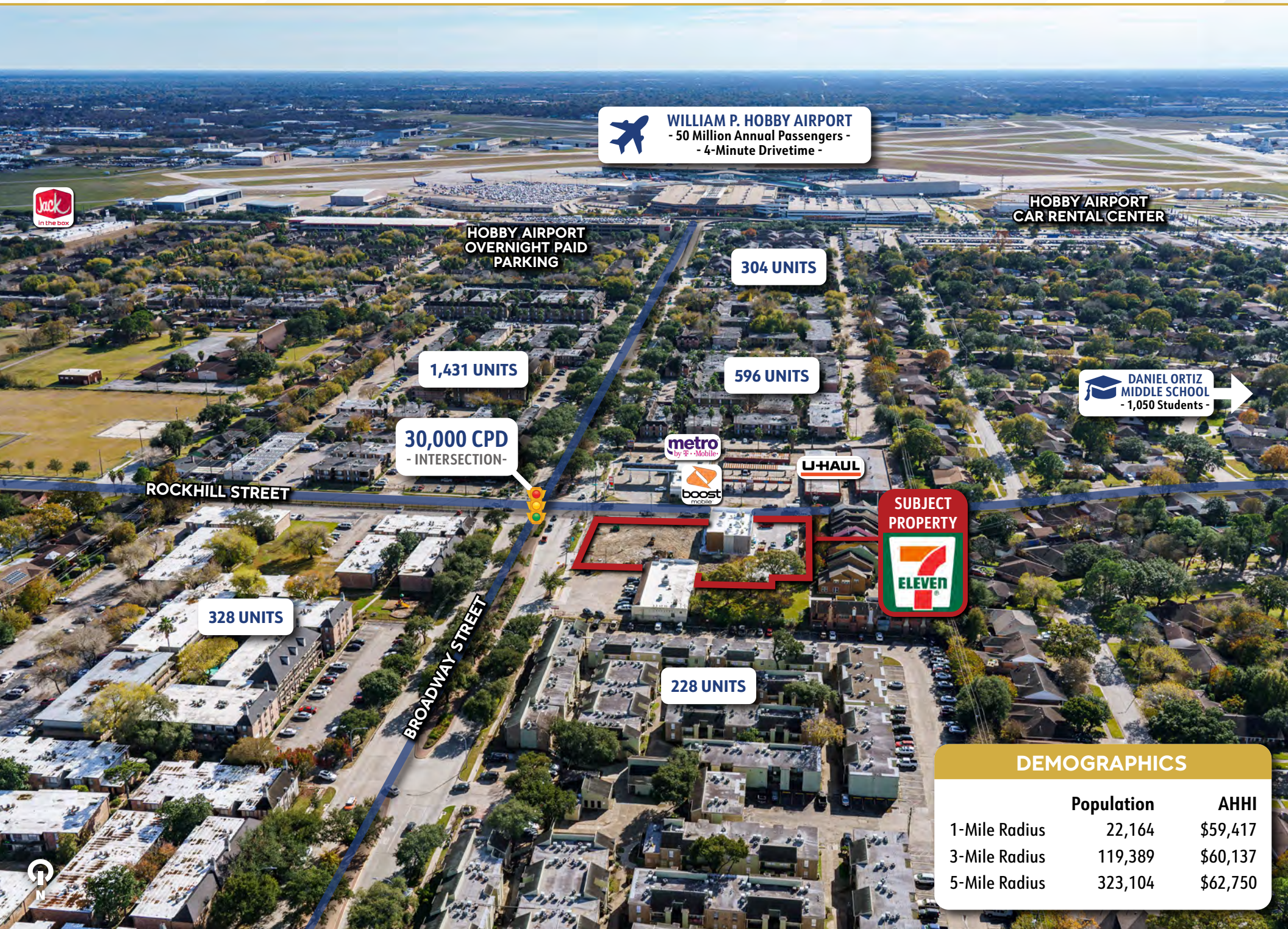
SUBJECT  
PROPERTY



228 UNITS







 **WILLIAM P. HOBBY AIRPORT**  
- 50 Million Annual Passengers -  
- 4-Minute Drivetime -

**HOBBY AIRPORT  
CAR RENTAL CENTER**

**HOBBY AIRPORT  
OVERNIGHT PAID  
PARKING**

**304 UNITS**

**1,431 UNITS**

**596 UNITS**

 **DANIEL ORTIZ  
MIDDLE SCHOOL**  
- 1,050 Students - 

**30,000 CPD  
- INTERSECTION -**

**ROCKHILL STREET**




**SUBJECT  
PROPERTY**  


**328 UNITS**

**BROADWAY STREET**

**228 UNITS**

**DEMOGRAPHICS**

	Population	AHHI
1-Mile Radius	22,164	\$59,417
3-Mile Radius	119,389	\$60,137
5-Mile Radius	323,104	\$62,750



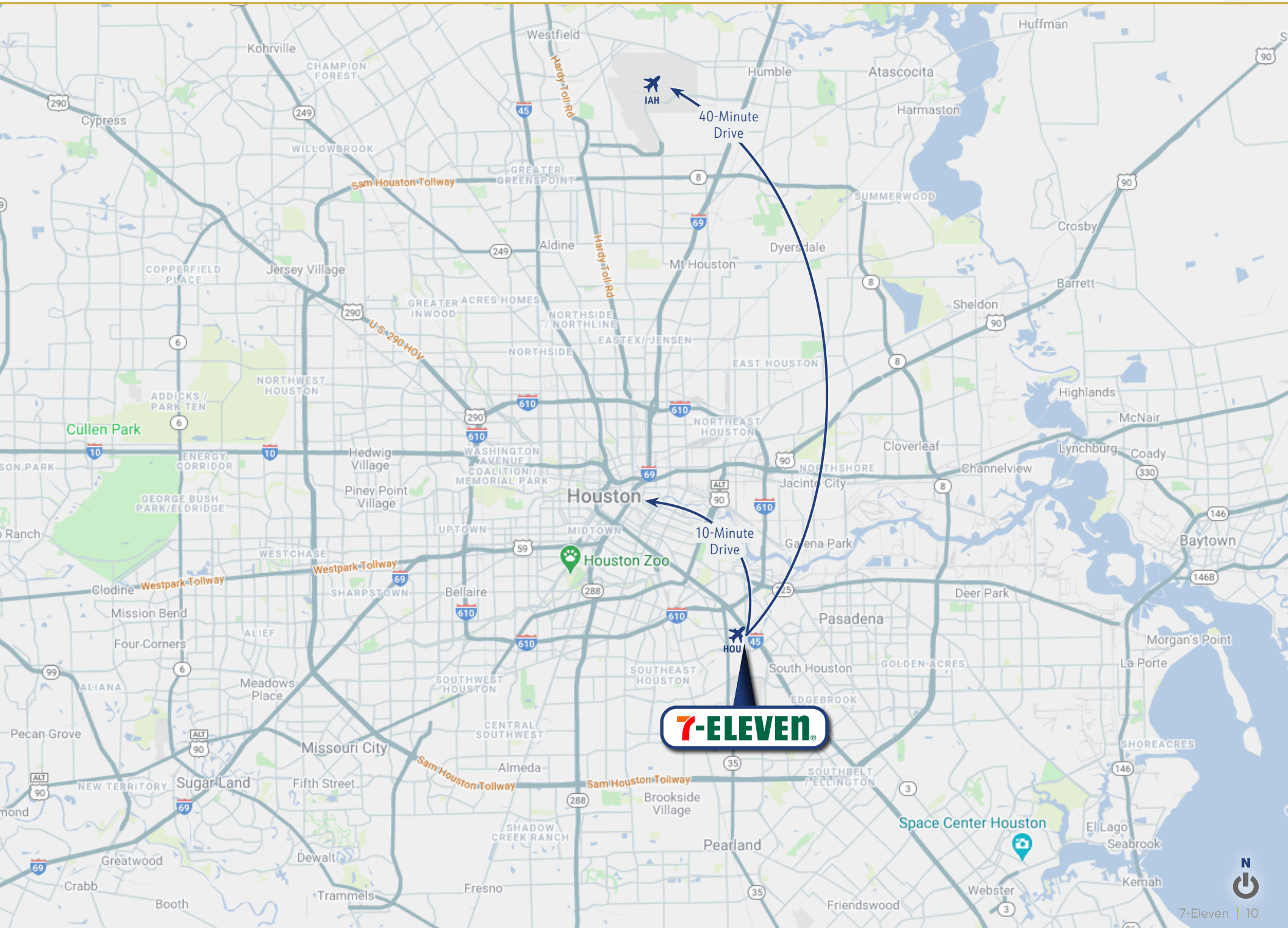
















7-Eleven is an American-Japanese international chain of convenience stores, headquartered in Irving, Texas that operates, franchises, and licenses in 17 countries. Founded in 1927, 7-Eleven was the pioneer of the convenience concept and was the first convenience store to start selling gas and use ATM services. Stores are usually located on corners for great visibility and accessibility. The company's most iconic products are the Slurpee, Big Gulp soft drinks, and fresh-made coffees. Their product mix is always evolving; to better serve a culture demanding healthier options, they have added high-quality salads, side dishes, cut fruit and protein boxes under their private label called 7-Select. 7-Select's outstanding prices and fresh quality have led to double-digit sales increases, outselling many national brands.

7-Eleven is one of the most active franchisors, generating approximately \$120 billion in in-store net sales in 2019, with estimates to reach \$168 billion by 2024. In early 2018, 7-Eleven closed its acquisition of 1,030 Sunoco convenience stores located in 17 states, the largest acquisition in 7-Eleven, Inc. history.

According to Joseph DePinto, 7-Eleven President and Chief Executive Officer, "Part of what makes 7-Eleven's brand so iconic is our global presence and our continued growth." There are 71,100 stores across the world with 11,800 locations in North America; 97% are franchises. Locations are strategically organized into geographical zones with 25% of the population living within one mile of a 7-Eleven store. Globally, 7-Eleven has more outlets than any other retailer or food service provider. On average, the company adds another store to its worldwide operations every three hours. 7-Eleven, Incorporated is a wholly-owned subsidiary of Tokyo-based Seven & I Holdings Co., Limited.


**#4**
**Top Global Franchises**
*Entrepreneur Magazine | 2020*
**#4**
**Best Convenience Store Franchises**
*FranchiseRanking.com | 2020*
**#1**
**Top 202 Convenience Stores**
*CSP | 2019*
**#1**
**Top Global Franchises**
*Entrepreneur Magazine | 2017*

<b>Tenant Name:</b>	7-Eleven
<b>Locations:</b>	71,100 (Worldwide)
<b>Company Type:</b>	Private
<b>Headquarters:</b>	Irving, TX
<b>Founded:</b>	1927
<b>Website:</b>	<a href="http://www.7-Eleven.com">www.7-Eleven.com</a>





## 7-Eleven Hires 50K Amid Pandemic, Expects to Add 20K Additional Jobs

Published Monday, September 21, 2020



In March, 7-Eleven, Inc. made the call to employ 20,000 new store employees. Since then, the company estimates the organization and independent 7-Eleven franchise owners have hired more than twice that many – over 50,000. And they’re recruiting 20,000 more to work in its 9,000+ U.S. stores to meet continued demand for 7-Eleven products and services amid the COVID-19 pandemic.

Classified as an essential retailer, 7-Eleven kept its doors open all year long, adding enhanced cleaning procedures and extra safety protocols such as acrylic shields at checkout, floor distance markers, sanitizing stations and offering employees masks and gloves. Additionally, the company gives customers the opportunity to utilize disposable tissues and gloves as they shop. [...article truncated...]

[Read More](#)


## 7-Eleven Quietly Grows a Restaurant Chain

Published Thursday, February 27, 2020



7-Eleven is trying a new way of competing with traditional quick-service restaurants: shoehorning a Mexican restaurant inside its stores.

The convenience store giant started installing units of Laredo Taco Company inside its retail outlets about a year ago. It’s now tinkering with a new c-store format known internally as the Evolution concept, which prominently features Laredo as part of the design’s expanded food and beverage options. Three Evolution-style 7-Elevens are currently open, with more expected to be developed across the country this year.

Included in the Evolution format is a section called The Cellar, featuring wines and craft beers for on-premise consumption as well as takeout. Patrons of Laredo can dine on-site in an indoor seating section as well as on a patio. [...article truncated...]

[Read More](#)



# HOUSTON, TEXAS

Houston MSA = 9,444 Square Miles

## GEOGRAPHY

- The city of Houston falls into Harris County, which covers 1,778 square miles, enough space to fit the cities of Austin, Boston, Chicago, Dallas, New York City, and Seattle with room still to spare.
- At 665 square miles, the City of Houston is larger than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix, and San Diego separately.

## POPULATION

- The Houston-Woodlands-Sugar Land MSA's population of 7,066,141 residents on July 1, 2019 ranks 5th among the nation's metropolitan areas.
- If metro Houston were a state, it would have the 15th largest population in the U.S. behind Arizona (7,278,717) and ahead of Massachusetts (6,892,503) and Tennessee (6,829,174).
- The City of Houston is the 4th most populous U.S. city, with a population of 2,320,268 on July 1, 2019. Houston added 1,695 residents from July 1, 2018 to July 1, 2019.

## ECONOMY

- Metro Houston, a major corporate center, ranks 4th in the nation in Fortune 500 headquarters and 3rd in Fortune 1000
- 21 companies on the Forbes Global 2000 list are headquartered in Houston and have a combined total revenue of \$422.2 billion.
- The Texas Medical Center, which is the world's largest premier medical center, has an economic impact in excess of \$10 billion.
- Houston is the base of operations for the international oil and gas exploration and production industry as well as for many of the nation's largest international engineering & construction firms.
- As a hub for digital technology with more than 235,000 tech workers, Houston has the 12th largest tech sector in the U.S. (Computing Technology Industry Association).
- Houston is home to NASA's Johnson Space Center (JSC), the focal point of the nation's manned space flight program

### Houston's Top Employers

- |                                  |                     |                 |
|----------------------------------|---------------------|-----------------|
| » HCA Houston Healthcare         | » Houston Methodist | » Shell Oil Co. |
| » UT MD Anderson Cancer Center   | » Walmart           | » Kroger        |
| » Memorial Hermann Health System | » ExxonMobil        | » H-E-B         |

**5<sup>th</sup>**

Most Populous  
MSA in the U.S.

**4<sup>th</sup>**

Most Populous  
City in the U.S.

**4<sup>th</sup>**

Fortune 500  
Corporate HQs

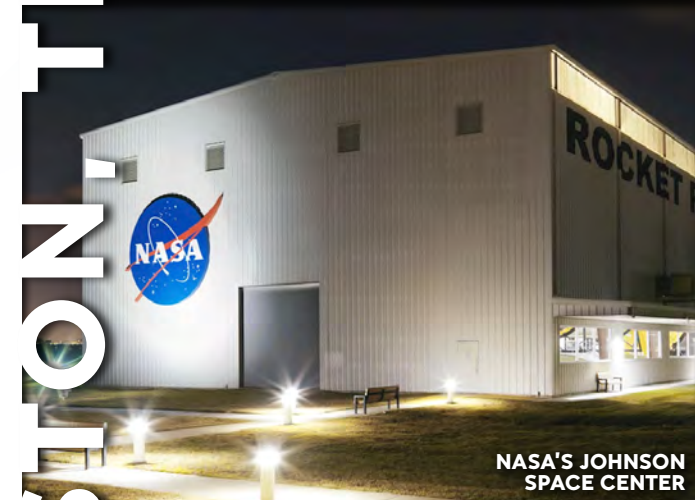
**12<sup>th</sup>**

Largest Tech  
Sector in the U.S.

HOUSTON, TEXAS



HOUSTON SKYLINE



NASA'S JOHNSON  
SPACE CENTER



MEMORIAL HERMANN  
HEALTH SYSTEM



### COVID-19

- Though the U.S. economy may not fully recover until late '21, according to many economists, Houston's long-term outlook remains bright. The region's population is expected to surpass 8.0 million and payroll employment to approach 4.0 million by the end of the decade.

### CONSTRUCTION AND REAL ESTATE

- City of Houston building permits totaled nearly \$7.3 billion in '19 with \$2.8 billion for residential and nearly \$4.5 billion for commercial building permits, according to city data (consisting mostly of master planned communities).
- Metro Houston had 356.7 msf of retail space at the end of '19.
- Nearly 3.6 million square feet was under construction at the start of '20.

### TRANSPORTATION

- The \$7 Billion SH99 / Grand Parkway Project is expected to be completed in 2022, which is an 80-mile circumferential highway traversing seven counties in the Greater Houston area.
- Globally, the Port of Houston ranks as the 16th largest port in the world by total tonnage.
- With the addition of international air service at Hobby Airport in '15, Houston is the only city in Texas with 2 airports offering international service and one of only 8 such cities nationwide.

### LIFE IN HOUSTON

- Houston's living costs are 25.4% below the average of the nation's 20 most populous metro areas, ranking it 3rd most affordable (Cost of Living Index, Council for Community & Economic Research).
- Houston welcomed 22.3 million visitors in 2018 ( latest data available). Visitors come to enjoy the city's award-winning culinary scene, professional sports teams, annual rodeo, and pop culture convention Comicpalooza, among many other events and attractions.

### EDUCATION

- Houston area colleges and universities enrolled more than 440,000 students across more than 35 academic institutions in the fall of '18 (National Center for Education Statistics).
- Houston benefits from three Tier I research universities in close proximity. Rice University and the University of Houston are located directly within the Houston MSA, while Texas A&M University in College Station is within 100 miles of Metro Houston.

**16<sup>th</sup>**

Largest Port in the  
World by Tonnage

**\$7.3B**

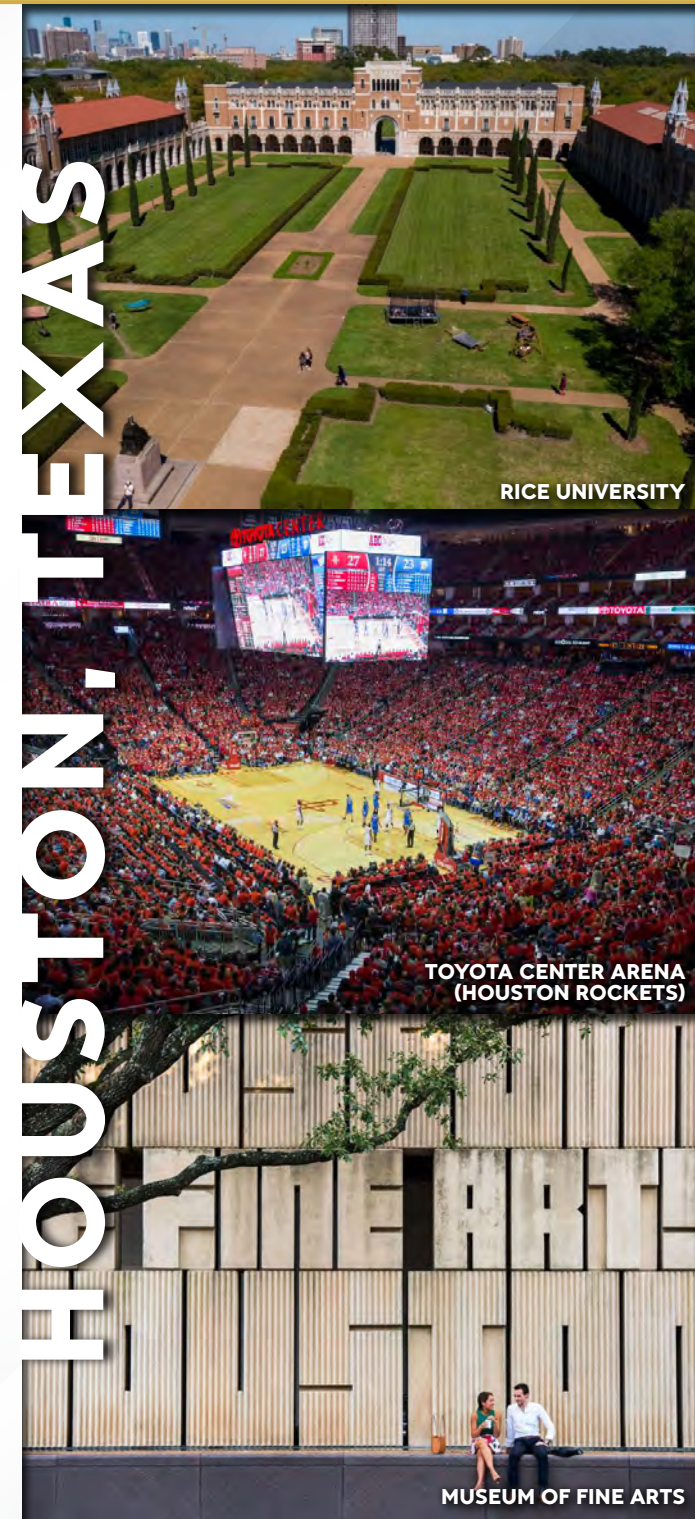
in Building  
Permits

**22.3M**

Visitors  
in 2018

**3.6M**

SF of Retail Under  
Construction


**RICE UNIVERSITY**
**TOYOTA CENTER ARENA  
(HOUSTON ROCKETS)**
**MUSEUM OF FINE ARTS**



	1-MILE	3-MILE	5-MILE
<b>Population</b>			
2020 Estimated Population	22,164	119,389	323,104
2025 Projected Population	23,657	126,898	345,767
2010 Census Population	21,358	117,150	311,442
2000 Census Population	22,422	118,216	297,885
Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.4%
2020 Median Age	30.9	32.1	32.3
<b>Households</b>			
2020 Estimated Households	7,823	37,547	102,376
2025 Projected Households	8,502	40,660	111,794
2010 Census Households	7,289	35,592	95,391
2000 Census Households	7,817	36,085	92,840
Projected Annual Growth 2020 to 2025	1.7%	1.7%	1.8%
<b>Race &amp; Ethnicity</b>			
2020 Estimated White	40.5%	51.6%	49.6%
2020 Estimated Black or African American	22.7%	14.3%	21.1%
2020 Estimated Asian or Pacific Islander	7.1%	3.7%	3.0%
2020 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
<i>2020 Estimated Hispanic</i>	<i>64.8%</i>	<i>75.6%</i>	<i>68.4%</i>
<b>Education (Age 25+)</b>			
2020 Estimated Elementary (Grade Level 0 to 8)	20.0%	22.5%	18.7%
2020 Estimated Some High School (Grade Level 9 to 11)	12.0%	12.9%	13.4%
2020 Estimated High School Graduate	34.3%	32.1%	32.3%
2020 Estimated Some College	16.6%	16.4%	18.3%
2020 Estimated Associates Degree Only	3.0%	4.7%	5.4%
2020 Estimated Bachelors Degree Only	9.5%	8.1%	8.5%
2020 Estimated Graduate Degree	4.6%	3.3%	3.5%
<b>2020 Estimated Average Household Income</b>	\$59,417	\$60,137	\$62,750



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the Contents), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

## EXCLUSIVELY LISTED BY:

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*Vice President*

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*Broker of Record*

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