



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



7-Eleven / Stripes
3921 North 10th Street
McAllen, TX 78501

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,875 SF 7-Eleven/Stripes Located at 3921 North 10th Street at McAllen, Texas. This Deal Includes a Property Remodelled in 2021 With a Brand New 15 Year Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,000,000
CAP	4.00%
NOI	\$80,000
PRICE PER SF	\$516.13
GUARANTOR	7-Eleven Corporate

PROPERTY SUMMARY

ADDRESS	3921 North 10th Street McAllen, TX 78501
COUNTY	Hidalgo
BUILDING AREA	3,875 SF
LAND AREA	0.51 AC
BUILT RENOVATED	1993 2021



HIGHLIGHTS

- Property Remodelled in 2021 With a Brand New 15 Year Lease
- Fee Simple Ownership of Convenience Stores Qualifies For Accelerated Depreciation
- Strong Corporate Guarantee - 7-Eleven (S&P Rated AA-) Operates More Than 12,000 Company Owned or Franchised Convenience Stores in North America, Ranking #1 on Entrepreneur Magazine's "Top 500 Franchises List"
- Replaceable Rent at \$20.65/SF
- Situated at a Signalized Corner of Nolana and 10th Street With Dual Access From Both Streets; This Location Sees a Combined Traffic Count of 64,260 VPD
- Texas is an Income Tax Free State
- Excellent Demographics With a Population of 112,651 Residents Making an Average Household Income of \$66,425 Within a 3-Mile Radius; Population Jumps to Over 251,937 Within a 5-Mile Radius
- Minutes From the Edinburg Conference Center, Rowe High School, McAllen Public Library, Trenton Crossing Shipping Center and the Cornerstone Regional Hospital
- McAllen is Located at the Southern Tip of Texas in the Rio Grande Valley and is Just 12-Miles From the Mexico Border; It is Part of the Binational Reynosa-McAllen Metropolitan Area That Has a Population of Nearly 1.52 Million
- Nearby Tenants Include: Walmart Supercenter, Target, Dollar Tree, AutoZone, Goodwill, Planet Fitness, Dairy Queen, IHOP, Office Depot, Barnes & Noble, Starbucks, HEB, Bert Ogden McAllen BMW, Wells Fargo and More



ACTUAL PROPERTY IMAGE

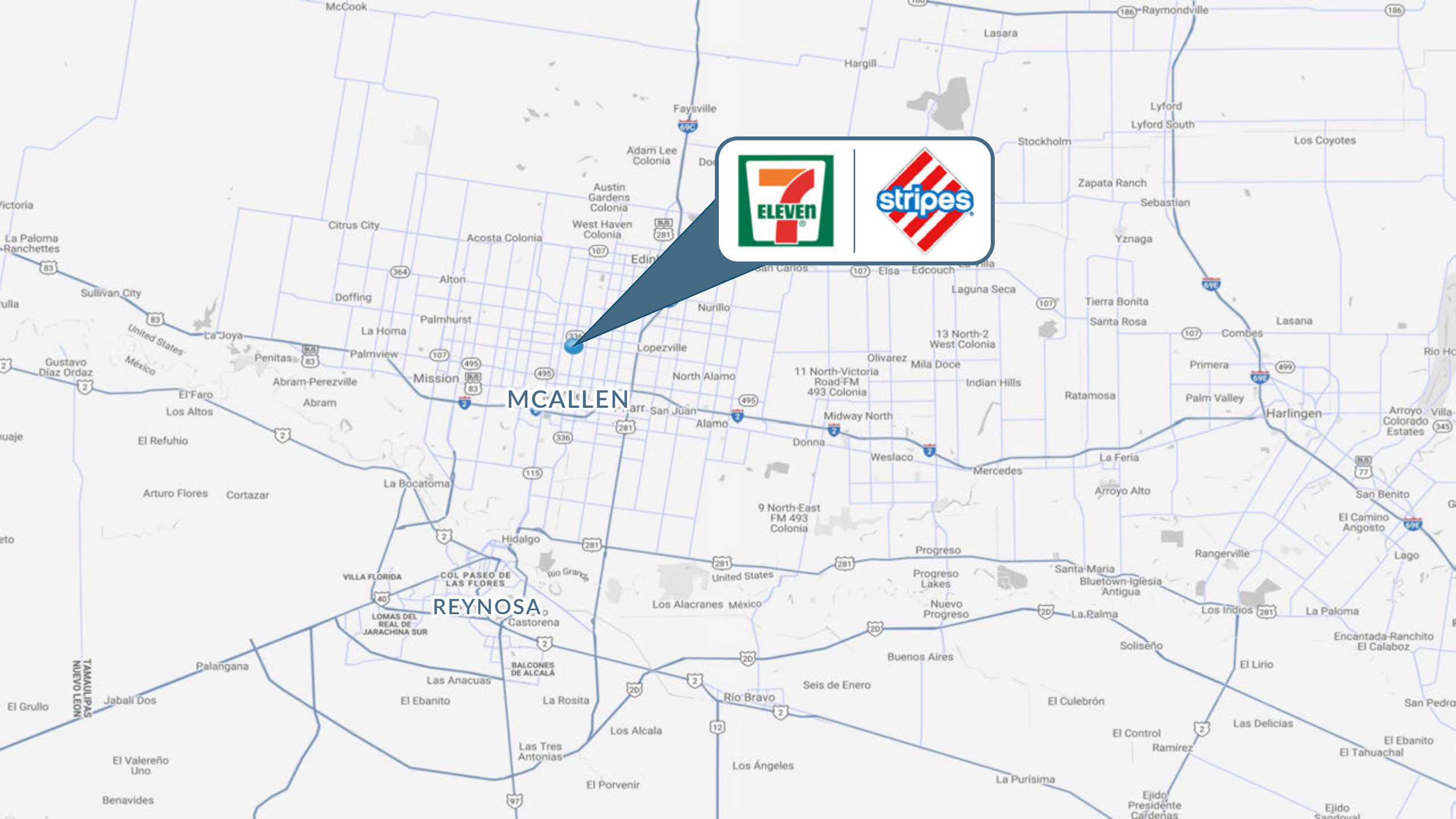
LEASE SUMMARY

TENANT	7-Eleven Corporate
PREMISES	A Building of Approximately 3,875 SF
LEASE COMMENCEMENT	February 1, 2021
LEASE EXPIRATION	January 31, 2036
LEASE TERM	~15 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord'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
3,875 SF	\$80,000	\$20.65

*Tenant Recently Renovated Location in 2021;
Installed New Roof Membrane, Gutters and Flashing





MCALLEN

REYNOSA




Capitol Hill Middle School


N 10th St

336
TEXAS

W Nolana Ave

\$1.50 CLEANERS
Professional Dry Cleaning
Laundry Alterations







Jackson Elementary School

Wilson Elementary School

BBVA

H-E-B
MISSION
RESTAURANT SUPPLY
IBC BANK

McDonald's
FedEx
SONIC
SHERWIN WILLIAMS

FAMILY DOLLAR
Starbucks COFFEE

BMW
Auto Zone

Hest
KABOOM COMICS
CARSTAR
Auto Body Repair Experts

IL FORNO
ITALIAN RESTAURANT


Olson
tours & cruises


dlg
DANIELA DE LA GARZA
HAIRSTYLIST

SecurityFirst
CREDIT UNION

336
TEXAS

N 10th St







\$1.50 CLEANERS
Professional Dry Cleaning
Laundry Alterations

W Nolana Ave

DOLLAR TREE
CVS pharmacy
7 ELEVEN
VALERO
peter piper pizza
target
SALLY BEAUTY
stripes

PIZZA PATRÓN
Walmart
Jack in the box
Chick-fil-ah
7 ELEVEN
goodwill
stripes

Walmart
Neighborhood Market
SUBWAY
CVS pharmacy

GOLD'S GYM

LOWE'S
Pizza Hut
CHASE
DOLLAR GENERAL
Walgreens
red mango

Office DEPOT
OfficeMax
Luby's
9ROUND
NUTRISHOP

verizon
SUPERCUTS
Applebee's
GREASE MONKEY
IHOP
WILD WINGS

CINEMARK
POPEYES
SUBWAY
JACK IN THE BOX
WELLS FARGO
Denny's
FUDDRUCKERS
SportClips
cricket
Jason's deli

Firestone
GOODYEAR
BBVA Compass
DQ
VALERO
metro
by T-Mobile
stripes
7 ELEVEN

Exxon
planet fitness
R&C

7 ELEVEN
stripes

N 10th St

BARNES & NOBLE
BBVA Compass
the Vitamin Shoppe
MATTRESS FIRM
Kwiky First Choice
BURGER KING
Pollo Loco

H-E-B
FAMILY DOLLAR
7 ELEVEN
HARBOR FREIGHT TOOLS
SONIC
stripes

O'Reilly
Aaron's
MELROSE
DOLLAR TREE
metro
by T-Mobile
THE METROSTORE

Walgreens
Walmart
Neighborhood Market
Starbucks
CIRCLE K
VALERO
7 ELEVEN
Quick Lane
stripes

M C A L L E N | H I D A L G O C O U N T Y | T E X A S

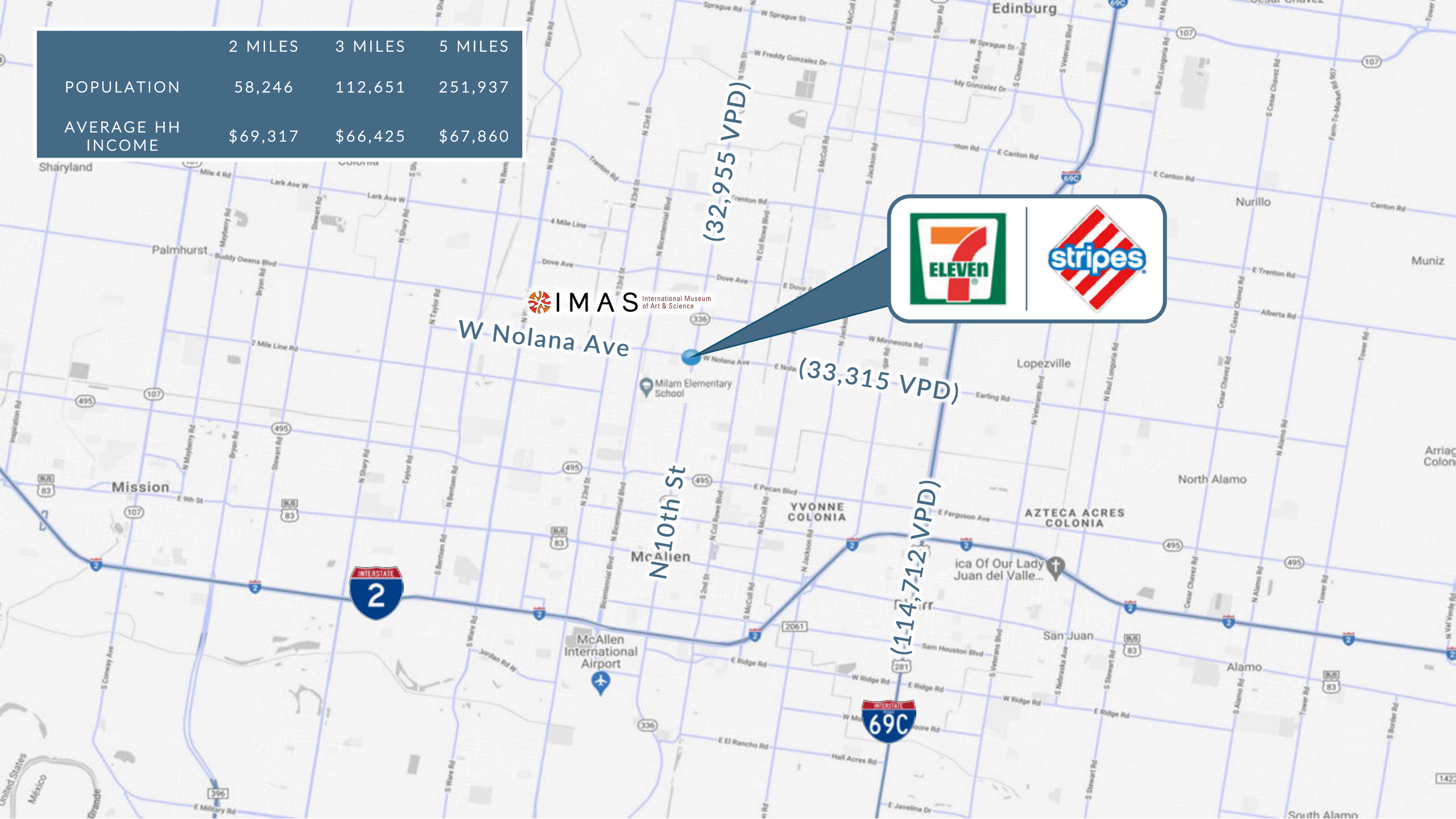
The City of McAllen, incorporated in 1911 and the largest city in Hidalgo County, is located at the intersection of U.S. Highway 83 and State Highway 336. It is approximately 230 miles south of San Antonio, 150 miles north of Monterrey, Nuevo Leon, Mexico, a city with a population of over 5.9 million including the surrounding suburbs, and just 7 miles north of Reynosa, Tamps Mexico. Within a 150-mile radius of McAllen, its trade area represents approximately 10 million people. Regional air transportation is available at Miller International Airport, which offers frequent daily flights to major hubs in Houston, Dallas and Mexico City.

The City's location has historically positioned it to take advantage of The Maquiladora "Twin Plant" Program, under which U.S. firms locate manufacturing facilities in Mexico accompanied by warehousing facilities in McAllen's foreign trade zone in order to cut labor costs and remain competitive, has been responsible for a large part of the job growth. Some of the more significant employment numbers by industry, include government; trade, transportation and utilities; education and health services; professional and business services; and leisure and hospitality. The promotion of international and retail trade, manufacturing and education are among the most successful along the U.S.-Mexico Border. The principal cities of McAllen, Brownsville and Harlingen combine to form the northern half of the Borderplex and are among the most rapidly growing region in America.

McAllen is close, easy, and safe. The McAllen area is the most productive birding location in North America and people visit from all over the globe to see some of the bird species that can be found nowhere else in the entire country. The International Museum of Art and Science is an outstanding art and science museum located in McAllen. Mexican arts and crafts are displayed in the North Gallery, while the Earth Science Gallery features a long-term exhibition of dinosaur tracks as well as a working meteorological display. The Santa Ana National Wildlife Refuge, established in 1943, is home to many birds, waterfowl, and animals native to the Valley. The 2,000-acre preserve recalls life as it was in the region in the early 1900s before it became heavily developed. Another outdoor venue is the Bentsen-Rio Grande State Park, which features over 500 acres of moist woodlands and dry chaparral brush lands and is ideal for camping, hiking, and picnicking.



	2 MILES	3 MILES	5 MILES
POPULATION	58,246	112,651	251,937
AVERAGE HH INCOME	\$69,317	\$66,425	\$67,860



TENANT PROFILE

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 73,000 stores in 16 countries and regions, including 12,000 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. From our humble beginning as the world's first convenience store, 7-Eleven continues its pursuit of innovative ways to cater to a new, digital-savvy generation of shoppers.

7-Eleven has a legacy of innovation. We were the first to provide to-go coffee cups, offer a self-serve soda fountain, operate for 24 hours a day, and yes, we even coined the phrase "BrainFreeze®" in honor of the world's favorite frozen drink.

Seven & I Holdings Co. is the parent company of 7-Eleven. The Company operates convenience stores, superstores, department stores, specialty stores and more in 18 countries and regions including Japan.



COMPANY TYPE
Subsidiary



FOUNDED
1927



OF LOCATIONS
73,000+



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.

EXCLUSIVELY MARKETING BY:

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In Cooperation With Sands Investment Group

Austin, LLC Lic. #9004706 - Broker of

Record: Max Freedman TX Lic. # 644481

7-Eleven / Stripes

3921 North 10th Street

McAllen, TX 78501