



7-Eleven (S&P: AA-)

5th Largest MSA in Texas

\$4,686,000 | 4.35% CAP

1800 W. Griffin Pkwy., Mission TX 78572

- ✓ **New Fifteen Year Corporate Absolute NNN Lease**
- ✓ **7.5% Rental Increases in Year 11 and All Option Periods**
- ✓ **Ideal 1031 Replacement Property Qualifying for Bonus Depreciation**
- ✓ **Rio Grande Valley is One of the Fastest Growing Regions in America**
- ✓ **Excellent Hard Corner Location at Signalized Intersection**



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 MISSION, TX

FILE PHOTO

CONTACT FOR DETAILS

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Executive Vice President
(713) 263-3981

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\$4,686,000

4.35% CAP

NOI

\$203,837

Building Area

±3,992 SF

Land Area

±1.192 AC

Year Built

2000

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New 15-year corporate absolute NNN lease** with 7.5% 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
- ✓ **Mission, TX has quickly become a city of economic growth** - Mission is currently growing at a rate of 0.44% annually and its population has increased by 10.41% since the most recent census
- ✓ **Excellent hard corner location** at the signalized intersection of West Griffin Parkway and Inspiration Road with traffic count of over 30,000 vehicles per day
- ✓ **The Rio Grande Valley continues to be one of the fastest growing regions in America** – the combined McAllen-Edinburg-Mission metro area became the 5th largest MSA in Texas during 2015
- ✓ **Subject Property is located in the Great State of Texas which is the World's 9th largest economy** with a state domestic product totaling \$1.9 trillion.
- ✓ **Texas ranks #1 in the United States in:** job creation, population growth, corporate expansions/locations and exports.

*Seller cannot close escrow on this property before September 17, 2021

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 MISSION, TX

7-Eleven

Lessee: 7-Eleven, Inc.

Guarantor: 7-Eleven, Inc.

LOCATIONS

70,000

STOCK TICKER

SVNDY

CREDIT RATING

AA- S&P



7-eleven.com

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 is also 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 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 No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

FILE PHOTO



IN THE NEWS

7-ELEVEN MISSION, TX

Positioning 7-Eleven for the Future

DAVID BENNETT, OCTOBER 12, 2018 (CSTORE DECISIONS)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, **24/7 store hours**, coffee sold in to-go cups, or the **first self-serve gas pumps and ATMs** installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee "Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every **3.5 hours**. Convenience remains in high demand.

President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than **67,000 stores in 17 countries**, including more **than 11,800 locations in North America**, making it the largest convenience retailer in the world. Since he was appointed president and **CEO of 7-Eleven in 2005, DePinto** has led the charge of building long-term sustainable growth in part by implementing programs designed to **satisfy its franchisees and its customers**.

EXPLORE ARTICLE



7-Eleven Reaches \$1B Milestone in Private Brand Sales

DANIELLE ROMANO, MARCH 03, 2021 (CONVENIENCE STORE NEWS)

7-Eleven — which operates, franchises and/or licenses more than 71,800 stores in 17 countries, including 12,000 in North America — began its 7-Select private brand line in 2008 with just 87 items. Thirteen years later, the retailer now offers roughly 1,500 in-store items under two private brand lines, 7-Select and 24/7 Life by 7-Eleven.

"We'll continue **to innovate our assortment** to provide customers with high quality products that also provide an incredible value. Congrats, team **@7eleven! #7Eleven #PrivateBrands**," **the tweet said.**

The change in consumers' shopping patterns during the pandemic has reiterated the need for brands to offer value to customers.

"But every product we consider for **7-Select must pass a high hurdle** before we are going to offer it," Amy Werth, senior director of private brands for 7-Eleven, told Convenience Store News. "We **must be confident** that we have created something that is better than or equal to competing national brands, and we want to be able to **offer it at a price that is more affordable.**"

Driven by the combination of its customers' desires, **market trends and products that will most benefit its franchisees**, 7-Eleven looks at categories where it feels there is untapped potential to determine which products to add to its private brand roster.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN MISSION, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	October 1, 2020
Lease Expiration	September 30, 2035
Lease Type	Absolute NNN
Rent Increases	7.5% in Year 11 & in Renewal Options
Annual Rent Years 1-10	\$203,837.00
Annual Rent Years 11-15	\$219,124.78
Option 1	\$235,559.13
Option 2	\$253,226.04
Option 3	\$272,218.02
Option 4	\$292,634.37

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IRENE M. GARCIA
MIDDLE SCHOOL
(806 STUDENTS)

MEMORIAL
MIDDLE SCHOOL
(758 STUDENTS)

CITY OF MISSION
NORTH WATER
RESERVOIR

IDEA NORTH
MISSION
(376 STUDENTS)

N CONWAY AVENUE
±25,248 VPD



495
TEXAS

W GRIFFIN PARKWAY
±22,629 VPD

OLLIE O'GRADY
ELEMENTARY
SCHOOL
(486 STUDENTS)



107
TEXAS



MISSION
HIGH SCHOOL
(2,234 STUDENTS)



MISSION JR
HIGH SCHOOL
(861 STUDENTS)



RAY LANDRY
FIREMAN'S PARK

MARCELL
ELEMENTARY SCHOOL
(457 STUDENTS)



JAYCEE
PARK

BUSINESS
83

±9,285 VPD

83



INSPIRATION ROAD
±13,326 VPD



NELL TOLLE
PARK

W INTERSTATE HIGHWAY 2
±59,444 VPD



ALA BLANCA
PARK

JOSE DE ESCANDON
ELEMENTARY SCHOOL
(626 STUDENTS)

PEARSON
ELEMENTARY SCHOOL
(462 STUDENTS)

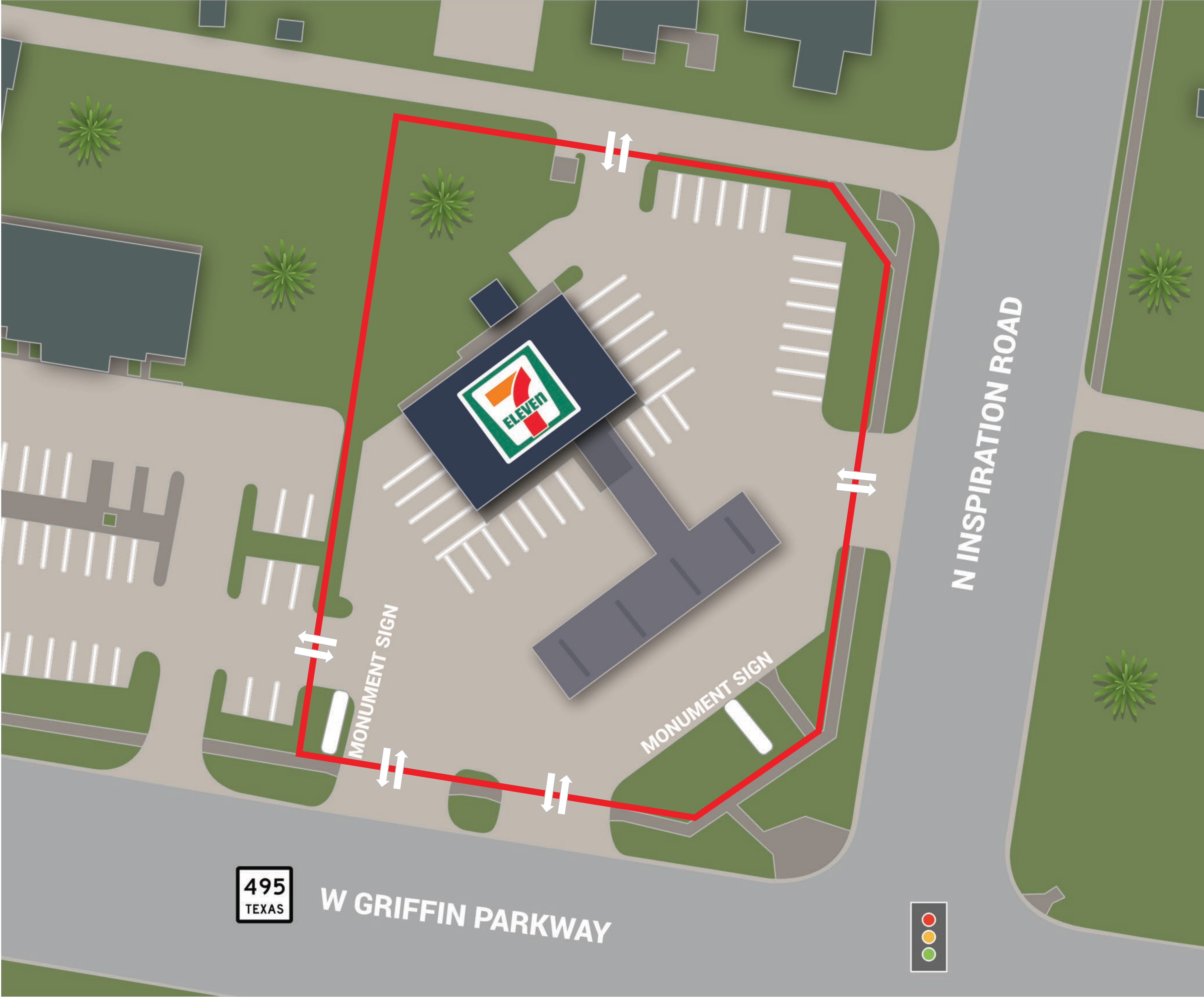
SITE OVERVIEW

7-ELEVEN MISSION, TX

	Year Built	2000
	Building Area	±3,992 SF
	Land Area	±1.192 AC

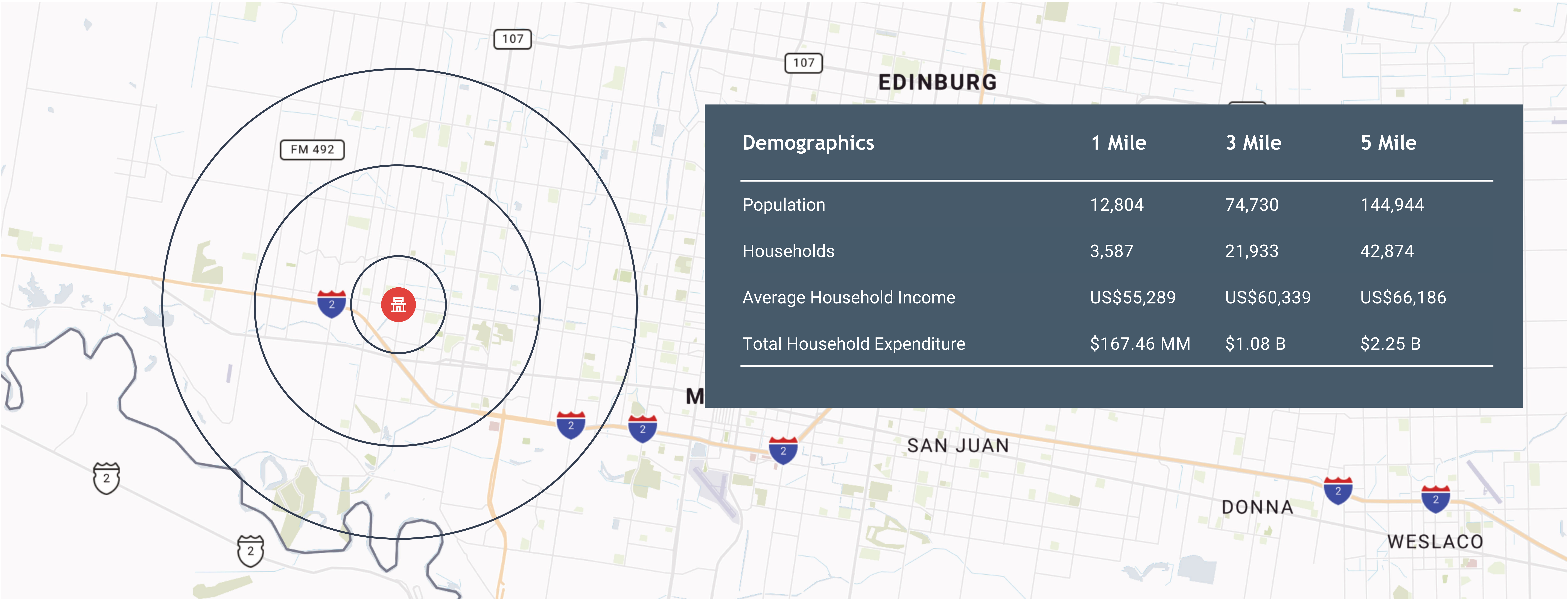
NEIGHBORING RETAILERS

- Dollar General
- Dollar Tree
- O'Reilly Auto Parts
- Whataburger
- CVS
- AutoZone Auto Parts
- United States Postal Service
- Taco Bell
- H-E-B
- Valero



LOCATION OVERVIEW

7-ELEVEN MISSION, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

The University of Texas Rio Grande Valley (29,113)
2.

H-E-B (5,586)
3.

Wal-Mart (5,040)
4.

Edinburg CISD (4,878)
5.

Doctor's Hospital of Renaissance (4,600)
6.

Hidalgo County (94,135)
7.

South Texas Health System (2,500)
8.

Mission CISD (2,378)
9.

Sharyland ISD (1,726)
10.

Mission Regional Medical Center (891)
11.

T-Mobile (842)
12.

City of Mission (732)
13.

Home Depot (210)
14.

Royal Technologies (194)
15.

Target (173)

LOCATION OVERVIEW

7-ELEVEN MISSION, TX

Mission
Texas

83,709
Population

\$47,607
Median Household Income



Known as the
"Tourist Mecca of
South Texas"

TOURIST
MECCA

Mission is the 23rd safest
city to live in Texas

23rd

Mission, Texas, known as the "Home of the Grapefruit," sits in the western portion of the McAllen metro area and just minutes north of bustling Reynosa, Tamaulipas, Mexico.

Thanks to its outdoor attractions, culture and warm weather, Mission is one of the most popular Winter Texan communities, with its population doubling during the influx of part-time residents every winter.

In the last 15 years, Mission's population has nearly doubled, the number of businesses have increased by some 90 percent and more people are working here than ever before.

Widely known for its ecotourism and birding attractions, Mission is home to the World Birding Center at the Bentsen-Rio Grande Valley State Park, the NABA International Butterfly Park and four golf courses. The city also features historical charm through the maintenance of various landmarks and a rich culture as experienced through two local theatres and such events as the Texas Butterfly Festival and the Texas Citrus Fiesta. Additionally, more than 50 eateries are available, offering diners plenty of options when it comes to dining out.

Mission is truly a great place to visit, live and do business. It offers highly rated healthcare through the Mission Regional Medical Center, outstanding schools, a diverse faith community and, with the construction of the new Anzaldua International Bridge, enhanced opportunities for international relations.

Its mix of old and new comes together to create an exclusive environment that continues to draw in new residents and businesses.

The city is fast-growing and serves as an international gateway between the U.S. and Mexico at Reynosa.

IN THE NEWS

7-ELEVEN MISSION, TX

Podcast: Hidalgo EDC wants to build a River Walk, 7-mile hike and bike trail to McAllen

MARIO MUNOZ, MAY 13, 2021 (RIO GRANDE GUARDIAN)

The ambitious plans were outlined during a recent webinar by Priciliano (J.R.) Treviño, executive director of Hidalgo EDC. The virtual Commercial and Investment Tour of Hidalgo was hosted by the Rio Grande Valley Partnership. During the webinar, Treviño listed the land and properties available for development in his city. Some are privately owned, some are city owned.

“This is a great development property. This is a property owned by the **City of Hidalgo** behind the historic Pump House Museum. This is one of the prime locations where the irrigation systems started. It is surrounded by our historic district, **by our 1880 Hidalgo County Courthouse** – the original courthouse for the county, the original jail house and the original post office. It is in a **nice tourist type of development attraction.**”

Hidalgo Economic Development Corporation wants to develop a seven-mile hike and bike trail that extends to an existing trail in McAllen and a river walk similar to that in San Antonio.

Treviño said the **property covers 30 acres of land and water, with approximately 14.5 acres of land** that can be developed adjacent to the old pump house and historic district.

“It even has some **4.7 acres along the river,**” Treviño explained. “This has **great potential for a boardwalk,** some restaurants, some shops, do some paddle boarding there, bike trails. We already have a bike trail that runs from the pump house all the way to Military.”

Treviño said Hidalgo EDC is currently working with Hidalgo County Commissioner Eddie Cantu to extend the city’s bike trail from Military Highway all the way to 2nd Street in McAllen. He said he hoped the **City of McAllen would get involved in the project.**

EXPLORE ARTICLE

Elon Musk teases major growth plans, donations for Texas' Rio Grande Valley

JEANNETTE E. GARCIA , APRIL 02, 2021 (AUSTIN BUSINESS JOURNAL)

"Please consider moving to Starbase or [the] greater Brownsville/South Padre area in Texas and encourage friends to do so," Musk wrote, adding that there is a growing need at his space-focused rocket manufacturing company, SpaceX, for "engineers, technicians, builders and essential support personnel of all kinds."

Starbase is the nickname for **SpaceX's Boca Chica Village launch site**, located in an unincorporated area east of Brownsville. **SpaceX in 2014 selected the site** to build a private rocket production facility, test site and spaceport for the **company's Starship rocket.**

SpaceX and Tesla Inc. co-founder and CEO Elon Musk, in a series of tweets on March 30, teased his intention to give up to \$30 million to entities in the Rio Grande Valley in South Texas, along with plans to grow his enterprise's presence there.

Musk expects the facility to grow by **"several thousand people over the next year or two,"** he tweeted.

He said he is donating **\$20 million to Cameron County schools and \$10 million** to the city of Brownsville for downtown revitalization, with "details to follow next week." As of March 30, Musk is the second-wealthiest individual in the world with a **net worth of \$158.5 billion,** according to Forbes.

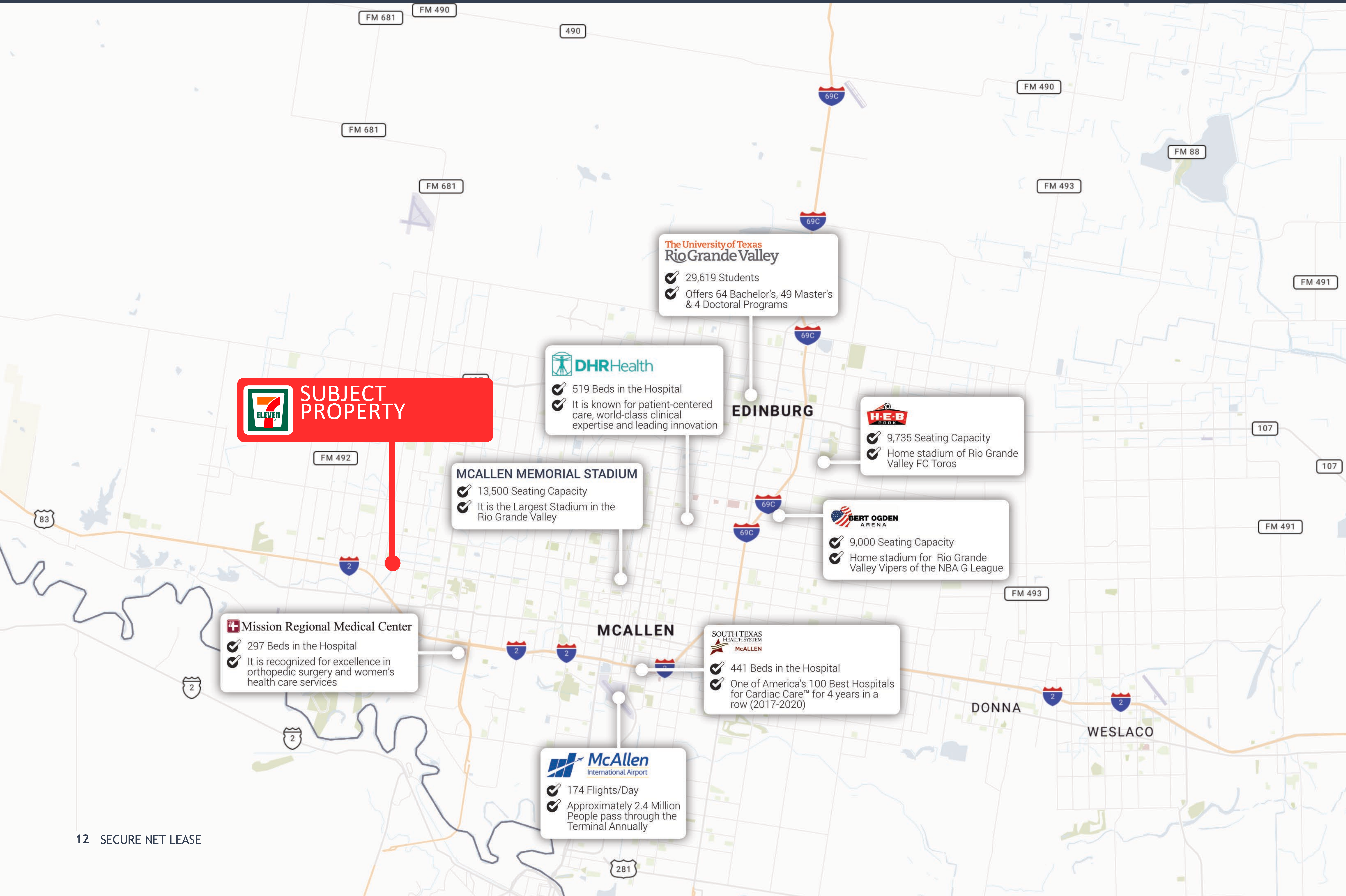
The tweets came roughly an hour after the latest Starship prototype failure. As reported by trade publication Space.com, SpaceX launched the **latest Starship prototype**, SN11, at 8 a.m. March 30, following a 24-hour delay. The unmanned aircraft exploded roughly six minutes into the test flight.

Earlier this month, Musk tweeted that he is trying to create the city of Starbase, Texas, which would encompass a **site larger than the current Boca Chica area,** as reported by Business Insider.

EXPLORE ARTICLE

AUSTIN METRO AREA

7-ELEVEN MISSION, TX






**SUBJECT
PROPERTY**



- ✓ 29,619 Students
- ✓ Offers 64 Bachelor's, 49 Master's & 4 Doctoral Programs



- ✓ 519 Beds in the Hospital
- ✓ It is known for patient-centered care, world-class clinical expertise and leading innovation



- ✓ 9,735 Seating Capacity
- ✓ Home stadium of Rio Grande Valley FC Toros



- ✓ 9,000 Seating Capacity
- ✓ Home stadium for Rio Grande Valley Vipers of the NBA G League

MCALLEN MEMORIAL STADIUM

- ✓ 13,500 Seating Capacity
- ✓ It is the Largest Stadium in the Rio Grande Valley



- ✓ 297 Beds in the Hospital
- ✓ It is recognized for excellence in orthopedic surgery and women's health care services



- ✓ 441 Beds in the Hospital
- ✓ One of America's 100 Best Hospitals for Cardiac Care™ for 4 years in a row (2017-2020)



- ✓ 174 Flights/Day
- ✓ Approximately 2.4 Million People pass through the Terminal Annually

CALL FOR ADDITIONAL INFORMATION

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) 224-6430

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TEXAS DISCLAIMER

7-ELEVEN MISSION, 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.