



SUBJECT PROPERTY

7-Eleven

\$8,500,000

1316 W. Braker Lane, Austin, TX

- ✓ **Absolute NNN Lease**
- ✓ **10% Rental Increases** every 5 Years
- ✓ **Ideal 1031 Replacement Property Qualifying** for Bonus Depreciation
- ✓ **Dense Retail Trade Area** with High Household Expenditure Demographics
- ✓ **7-Eleven Averages 43 Year Occupancy** on Established Locations



7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses over **70,000 stores in 17 countries**, including approximately **14,000 locations in North America**, making it the largest convenience retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN AUSTIN, TX

SUBJECT PROPERTY



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\$8,500,000

NOI

\$361,250.04

Building Area

±5,600 SF

Land Area

±1 AC

Year Built / Remodeled

2006 / 2018

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **12.5-Year Corporate Absolute NNN Lease**, with 10% Rent Increases every 5 Years, and during the option periods.
- ✓ **Excellent Hard Corner location at W Braker Lane** (29,000 VPD) & Parkfield Drive, just northeast of highway intersection US-183/Burnett Rd (184,000 VPD).
- ✓ **Within 2 miles of the brand new Q2 Stadium.** Built in 2021, this 20,500-seat stadium is home to the Major League Soccer team, Austin FC, and recently hosted an exhibition game between the US Women's National Team and Nigeria on June 16, 2021.
- ✓ **Approximately 3 miles from The Domain**, a luxury shopping center featuring 100+ retailers and restaurants anchored by Neiman Marcus, Macy's, Dillard's, and Dick's Sporting Goods.
- ✓ **Close Proximity to Dense Retail Trade Area**, with Household Expenditures of \$414M, \$3.79B, \$9.12B in a 1-mile, 3-mile, and 5-mile radius.
- ✓ **Texas is the World's 9th Largest Economy** with a gross domestic product totaling \$1.9T, ahead of Canada, Brazil, Russia, and South Korea.
- ✓ **Directly next to Walnut Creek Elementary School**, Brentwood Christian School, and McBee Elementary School, with student populations of 654, 608, 453 respectively.

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

7-Eleven, Inc. a the premier name in the convenience-retailing industry.

REVENUE

\$36.1 B

CREDIT RATING

AA- S&P

STOCK TICKER

SVNDY

TOTAL LOCATIONS

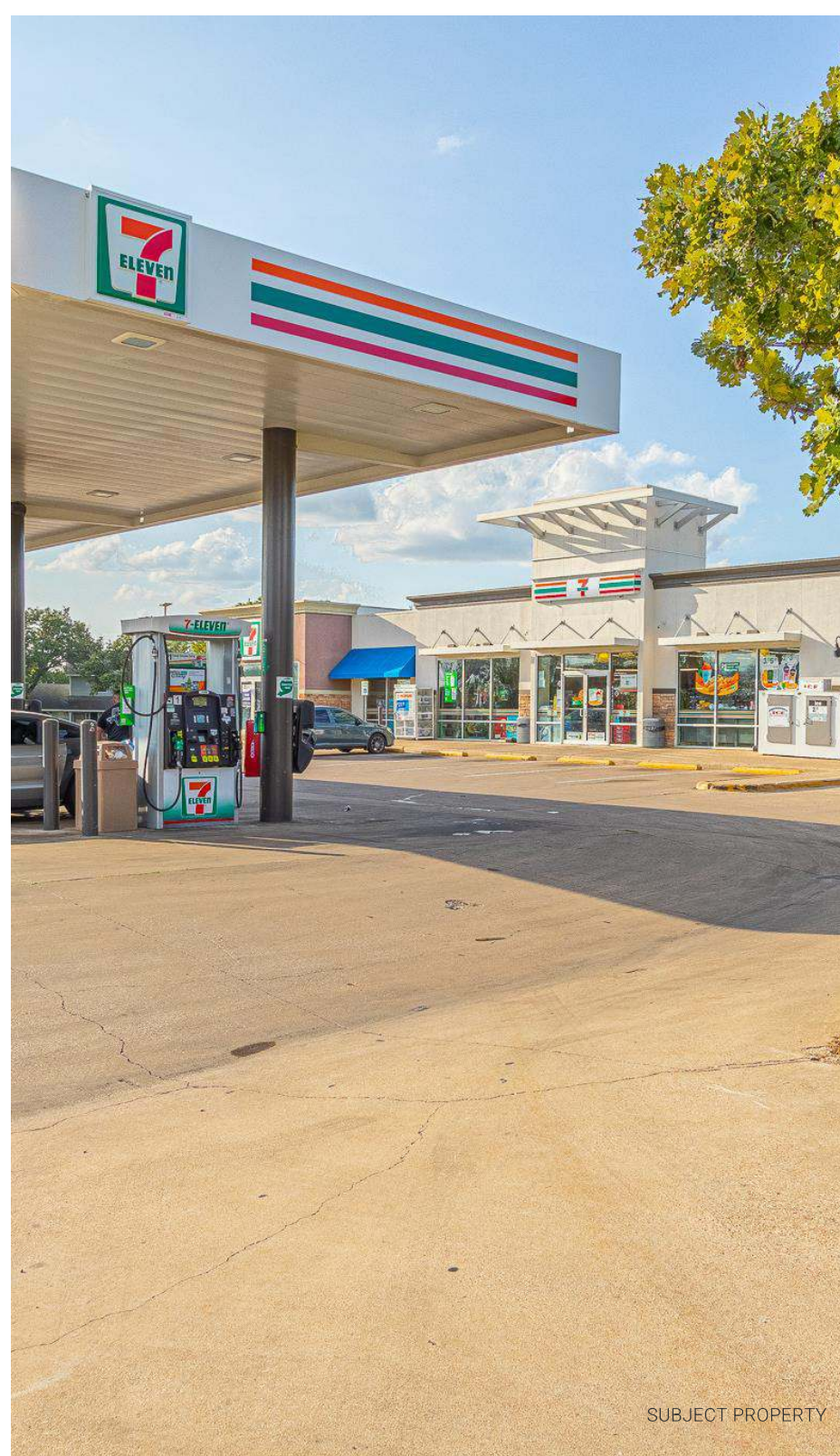
72,800



[7-eleven.com](https://www.7-eleven.com)

From their humble beginning as the world's first convenience stores, 7-Eleven continues its pursuit of innovative ways to cater to a new, digital-savvy generation of shoppers. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than **72,800 stores in 17 countries**, including **14,000 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. 7-Eleven has a legacy of innovation. They were the first to provide to-go coffee cups, offer a self-serve soda fountain and **operate for 24 hours a day**.

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.



SUBJECT PROPERTY

IN THE NEWS

7-ELEVEN AUSTIN, TX

7-Eleven Opens Evolution Store in Prosper, Texas

APRIL 09, 2021 (QSR MAGAZINE)

Each 7-Eleven Evolution Store is an experiential testing ground where customers can try and buy the retailer's latest innovations in a pioneering store format.

7-Eleven and Laredo Taco Company, the convenience retailer's taqueria, are heading north to Collin County – the **first** North Texas-area Evolution Store outside of Dallas County. This is 7-Eleven's **fourth Evolution Store** in the Dallas-Fort Worth area and seventh in the country.

Each 7-Eleven Evolution Store is an **experiential** testing ground where customers can try and buy the retailer's **latest innovations** in a pioneering store format.

You have to visit an Evolution Store to experience just how much 7-Eleven continues to raise the bar on product quality, selection and the overall shopping experience," says Chris Tanco, 7-Eleven executive vice president and chief operating officer.

"Evolution Stores and Laredo Taco Company taquerias have been **game-changers** for 7-Eleven, and we will continue to test and iterate to incorporate learnings into new and existing 7-Eleven stores across the system. We can't wait to see this location's **new patio concept** become a fun gathering place for Prosper residents."

While all Evolution Stores include a restaurant concept, no two **locations** are exactly alike as the retailer continues to tweak the design and product mix based on **customer feedback** and shopping habits.

EXPLORE ARTICLE



7-Eleven to Hire Additional 20,000 Employees

ISABELLE GUSTAFSON, SEPTEMBER 22, 2020 (CSTORE DECISIONS)

7-Eleven estimates the organization and independent franchise owners have hired over 50,000 employees. Now, the company is recruiting 20,000 more to work in its 9,000-plus 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 for essential pantry items, their morning coffee or an indulgent afternoon snack to recharge.

7-Eleven to Hire Additional 20,000 Employees

Also, during the COVID-19 pandemic, the world's **largest convenience retail chain** has scaled frictionless mobile checkout technology to new markets, expanded delivery from **400 to 1,300 cities**, added in-store pick-up through its 7NOW delivery app and increased its U.S. store base by more than **300 stores** this year.

"I am constantly inspired by our 7-Eleven Heroes — franchisees and employees alike — who have stepped up to serve communities as we continue to navigate through the complexities of the COVID-19 pandemic," said 7-Eleven President and CEO Joe DePinto. "Hiring **20,000** more store employees allows us 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



LEASE OVERVIEW

7-ELEVEN AUSTIN, TX

Initial Lease Term	15 Years, Plus 3, 5-year renewal options
Rent Commencement	12/18/2018
Lease Expiration	12/31/2033
Lease Type	Absolute NNN
Rent Increases	10% every 5 years
Annual Rent Years 1-5	\$361,250.04
Annual Rent Years 6-10	\$397,375.08
Annual Rent Years 11-15	\$437,113.08
Option 1	\$480,824.28
Option 2	\$528,906.72
Option 3	\$581,797.44

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.





SITE OVERVIEW

7-ELEVEN AUSTIN, TX



Year Built /
Remodeled

2006 / 2018



Building Area

±5,600 SF

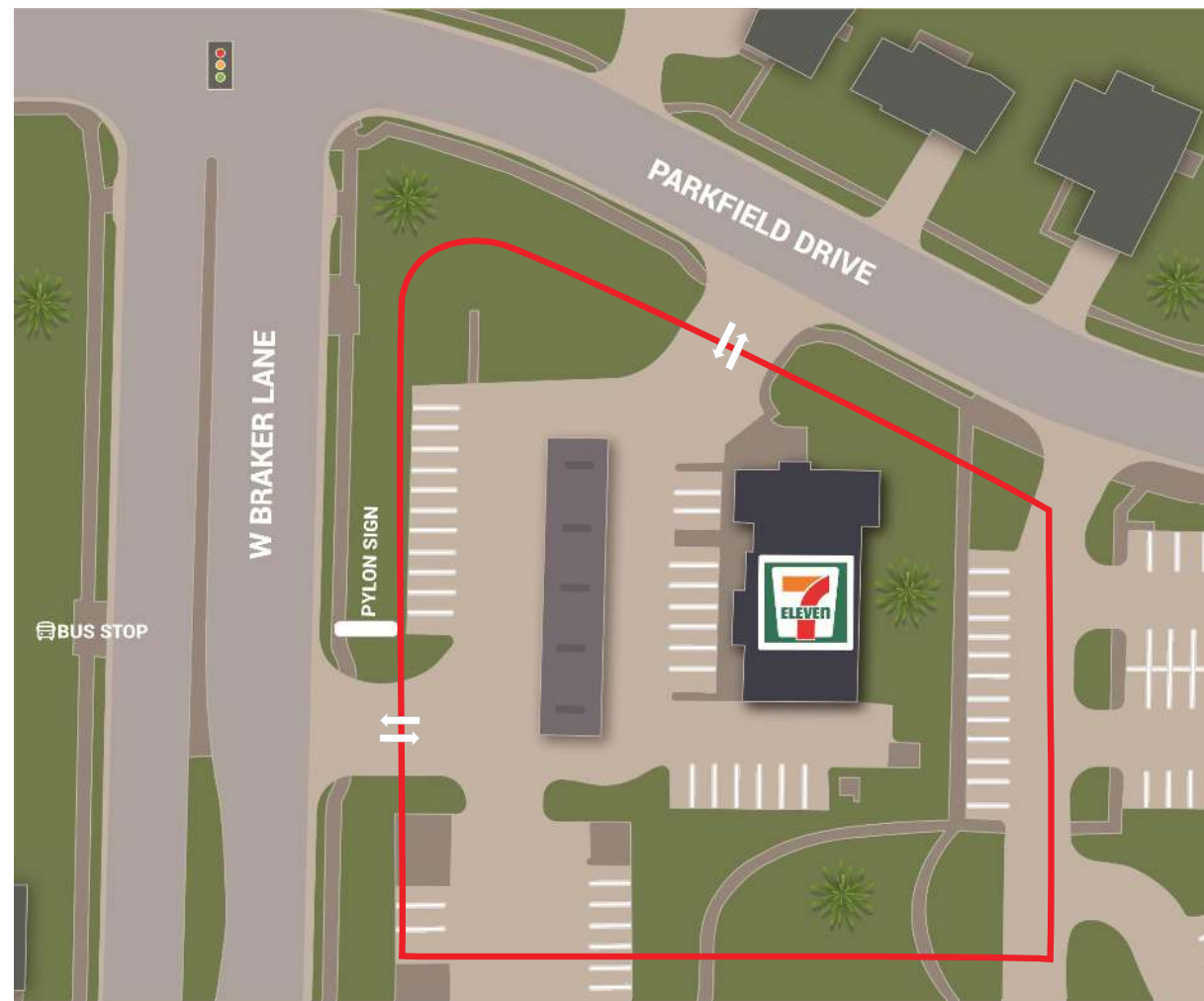


Land Area

±1 AC

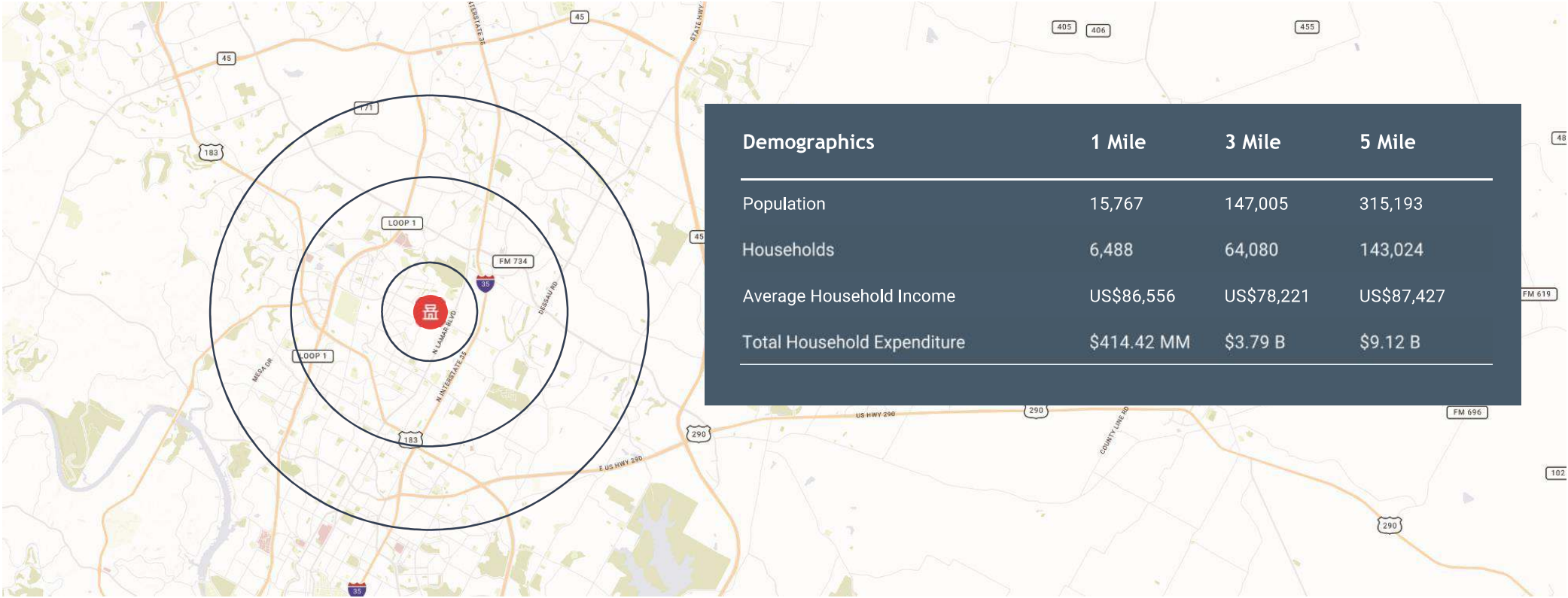
NEIGHBORING RETAILERS

- H-E-B
- CVS
- Dollar General
- Aaron's
- Rainbow
- Target
- PetSmart
- Family Dollar
- Big Lots
- Walgreens



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

UT Austin ranks No. 7 among U.S. public universities in the 2020-2021 Center for World University Rankings.

Ranks No. 7

Austin once again named the fastest growing major metro in the US in 2021 (U.S. Census Bureau)

Major Metro

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

What it took to build Austin FC's Q2 Stadium

PARIMAL M. ROHIT, JUNE 10, 2021 (AUSTIN BUSINESS JOURNAL)

Construction began in September 2019, roughly eight months after Major League Soccer announced Austin as one of its latest expansion markets.

"This was a **very aggressive schedule** from the start," said Jonathan Emmett, principal at Gensler and lead designer for Q2 Stadium. "Then obviously you layer Covid and the **pandemic on top** of that, that creates its own series of challenges."

Yet another challenge: the various supply shortages miring the construction world, from **large commercial builds** to a tightening lumber market for homebuilding. Luckily, bids for Q2 Stadium were sent out well before the start of the pandemic, **minimizing effects** from tumult in the supply chain.

As Austin's first sports venue for a major-league team, Q2 Stadium boasts some impressive numbers.

Some project components, however, proved more **challenging**. Massive cables stretching between the segments of the roof canopy had to be ordered from Germany. With **global shipping snarled**, the Austin FC construction team decided to move the cables — Emmett estimated they weighed around **17,000 pounds** each — by plane, which is much more expensive than by boat.

Responding to those challenges, and finding ways to continue working **safely** during the global health crisis, created "a **sense of community**, kind of coming together to get this thing done," Emmett said. "Everybody took a real sense of civic pride, not only for the club, but for the city — to get this done for the fans to come into this building."

EXPLORE ARTICLE



Oracle Joins HPE, Tesla in Moving HQ to Texas

JOSEPH F. KOVAR, DECEMBER 14, 2020 (CRN)

"The California companies are not moving operations to Texas, but instead are mainly moving their headquarters. This seems to be mainly for taxes, or maybe for cheaper talent. But Silicon Valley has a reputation for talent," says John Woodall, vice president of engineering west at General Datatech and long-time Silicon Valley resident.

Software vendor Oracle is following a couple of its **high-tech peers**, including Hewlett Packard Enterprise and Tesla, in uprooting its headquarters from California's Bay Area.

Oracle, currently based in Redwood City, Calif., on Thursday **officially** changed its corporate headquarters location to Austin, Texas, as part of a **flexible employee work** location policy, a company spokesperson said via a statement emailed to CRN.

"Austin. in many ways. is culturally very similar to the Bay Area," said Woodall, who lives in the Silicon Valley area.

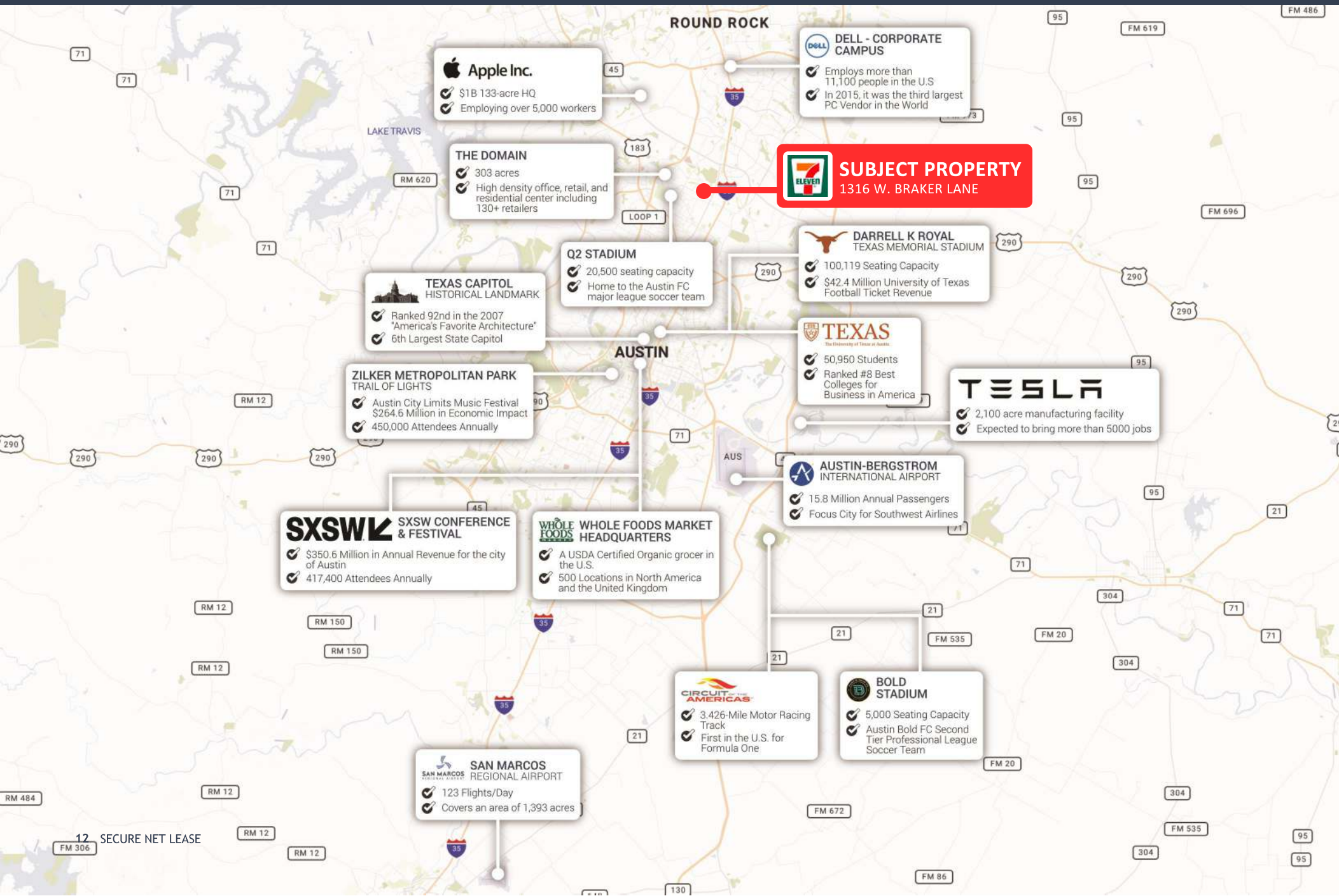
"We believe these moves **best position** Oracle for growth and provide our personnel with more flexibility about where and how they work. Depending on their role, this means that many of our employees can choose their office location as well as continue to **work from home** part time or all the time," the spokesperson said.

Oracle plans to continue supporting **major hubs** for the company worldwide, including hubs in Redwood Shores, Calif; Austin, Texas; Santa Monica, Calif; Seattle; Denver; Orlando, Fla.; Burlington, Mass.; and others.

"We expect to add other locations over time. By implementing a more modern approach to work, we expect to further improve our employees' **quality of life** and quality of output," the spokesperson said.

EXPLORE ARTICLE





SECURE

NET LEASE

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.