



7-Eleven with Laredo Taco

\$8,110,000

SEC US Hwy 90 & Main St., Liberty, TX 77575 (Houston Suburb)

- ✓ Brand New 15-Year Absolute NNN Corporate Lease
- ✓ 7.5% Rent Bumps Every 5-Years
- ✓ Laredo Taco inside Store
- ✓ High Speed Diesel on Site
- ✓ 100% Bonus Depreciation Opportunity

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 72,000 stores in 18 countries**.



INVESTMENT OVERVIEW

7-ELEVEN LIBERTY, TX



FILE PHOTO

CONTACT FOR DETAILS

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

Cole Williams

Broker Associate
(214) 689-8160

cwilliams@securenetlease.com

\$8,110,000

NOI

\$324,392

Building Area

±4,842 SF

Land Area

±1.94 AC

Year Built

2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** February 15th, 2022
- ✓ **Brand New 15-Year Absolute NNN Lease**, with 7.5% rental increases every 5 years in both the Primary Term and Option Periods.
- ✓ **Hard Corner site at the signalized intersection US Hwy 90 & Main St (37,000+ VPD).** US Hwy 90 is a major US highway connecting the Greater Houston MSA to Beaumont, TX.
- ✓ **Ideally Located in a Dense Retail Corridor.** Subject property is at the same intersection as McDonald's, CVS, and Whataburger, with nearby retailers including Taco Bell, Popeyes, O'Reilly Auto Parts, and Sonic.
- ✓ **Laredo Taco inside Store!** Subject property will feature 39 parking spaces to account for restaurant sales as well as 8 consumer MPDs.
- ✓ **High Speed Diesel on Site!** Subject property is strategically positioned to capture oil tank trucks traveling from Houston to Beaumont and Port Arthur, home to some of the largest oil refinery companies in North America.
- ✓ **Texas ranks #1 in the United States** in: job creation, population growth, corporate expansions/locations and exports.

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 LIBERTY, TX

7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

REVENUE
\$36.1 B

CREDIT RATING
AA-

LOCATIONS
72,800+

STOCK TICKER
SVNDY



7-eleven.com

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 72,800 stores in 18 countries, of which **approximately 14,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**. The name 7-Eleven originated in 1946 when the stores were **open from 7 a.m. to 11 p.m.** Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, 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 guests. 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.

FILE PHOTO



IN THE NEWS

7-ELEVEN LIBERTY, TX

7-Eleven Charges Forward with Installation of 500 Electric Vehicle Ports by End of 2022, Providing Convenient Charging Options that Drive a More Sustainable Future

JUNE 1, 2021 (7-ELEVEN CORPORATE)

Owned and operated by 7-Eleven, the new DCFC ports will increase convenient charging options for EV drivers by adding to the company's existing 22 charging stations located at 14 stores in four states.

Once this expansion is complete, the company will have **one of the largest and most compatible fast-charging systems** of any retailer in the U.S. "7-Eleven has always been a leader in new ideas and technology to better serve the needs of our customers," said 7-Eleven President and CEO Joe DePinto.

7-Eleven, Inc. is accelerating its environmental ambitions. The iconic retailer is undertaking a massive installation project, with a goal of building at least 500 Direct Current Fast Charging (DCFC) ports at 250 select U.S. and Canada stores by the end of 2022.

Additionally, the company recently **"doubled-down"** on its original commitment and pledged to meet a **50 percent reduction of CO2** emissions by 2030. 7-Eleven set ambitious and measurable sustainability goals in 2016 as part of the company's commitment to operating a globally sustainable business. To help address the challenge created by climate change, the company planned to achieve a **20% reduction of CO2 emissions** from its stores by 2027. Instead, 7-Eleven reached this **20% reduction goal in 2019**, eight years ahead of schedule. This CO2 reduction equals the carbon sequestered by more than **349,000 acres** of U.S. forests in one year.

EXPLORE ARTICLE



7-Eleven Expands Mobile Checkout Feature to Thousands of US Stores

JULY 13, 2021 (7-ELEVEN CORPORATE)

The frictionless shopping experience is a benefit of 7-Eleven's award-winning 7Rewards® loyalty program where members (rather, more than 50 million of them) can earn and redeem points on product purchases and receive coupons and promotional pricing.

As an incentive to try Mobile Checkout, for a limited time, 7-Eleven **is offering 10x the rewards** points for every purchase made using the new feature in the app.

7-Eleven was the **first convenience store** chain to develop proprietary technology for a full frictionless shopping experience from start to finish. Mobile Checkout works on both Android and iOS devices and is available for most **7-Eleven merchandise that has a bar code**. The company plans to expand Mobile Checkout to all US **stores by the end of 2022**.

7-Eleven, Inc. has expanded its new Mobile Checkout contactless shopping solution to an additional 2,500+ stores across the U.S. Using the 7-Eleven app, customers can quickly scan items and pay for purchases without ever standing in a checkout line. Mobile Checkout is now available in more than 3,000 participating 7-Eleven stores in 32 states including Washington, D.C.

"After over a year of living through the pandemic, Americans have a new perception of what convenience looks like. For many, it's a contactless **shopping experience without waiting in line**," says 7-Eleven Digital Senior Vice President Raghu Mahadevan. "Luckily, we were already testing Mobile Checkout and had begun **expanding 7NOW home delivery** to hundreds of markets before lockdowns occurred. It's what people expect from the world's leading convenience store — we plan to exceed those expectations and take the **in-store shopping experience to the next level**."

EXPLORE ARTICLE



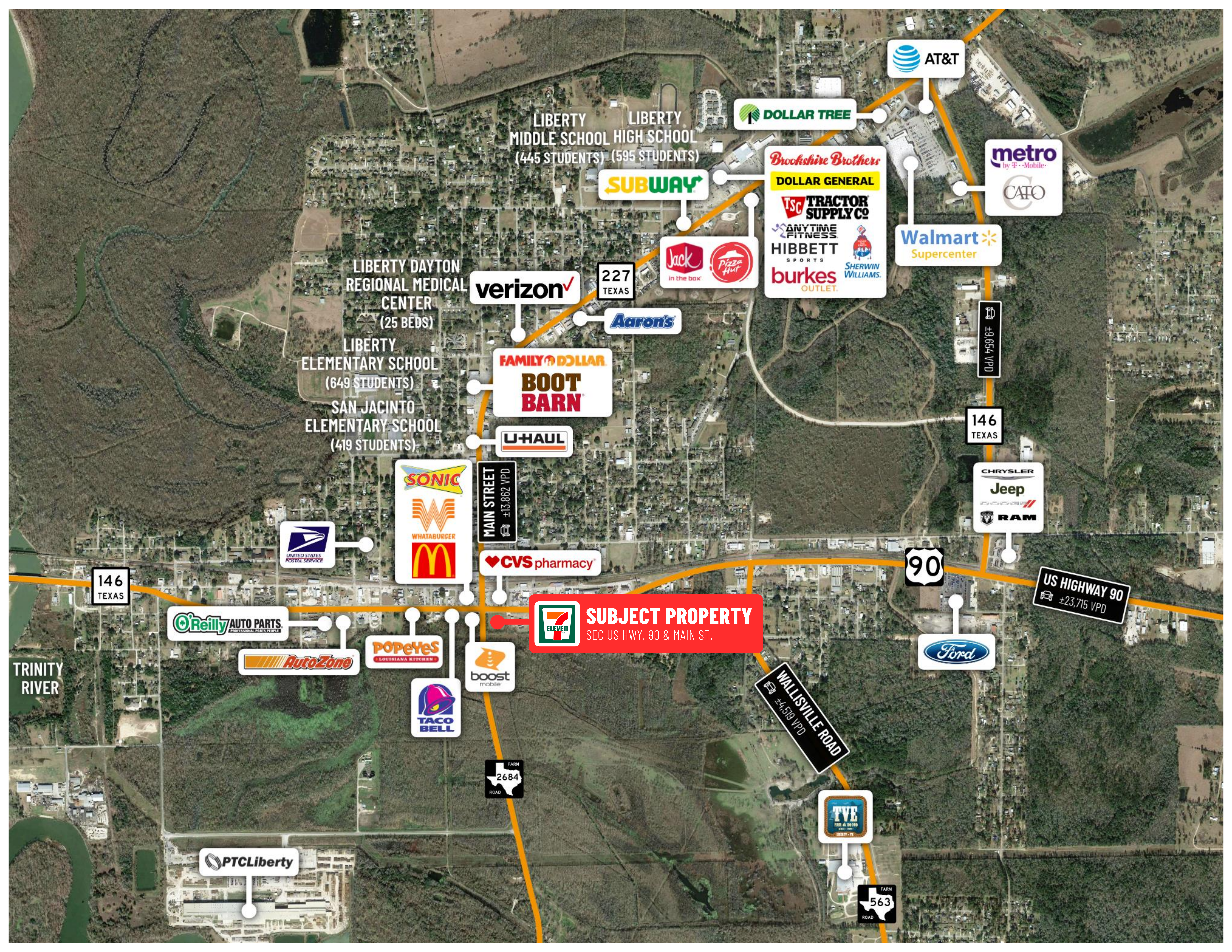
LEASE OVERVIEW

7-ELEVEN LIBERTY, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Renewal Options
Rent Commencement	February 15th, 2022 (Est.)
Lease Expiration	February 28th, 2037 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Terms & Option Periods
Annual Rent YRS 1-5	\$324,392.04
Annual Rent YRS 6-10	\$348,720.96
Annual Rent YRS 11-15	\$374,876.04
Option 1	\$402,990.96
Option 2	\$433,215.36
Option 3	\$465,706.44
Option 4	\$500,634.48
Option 5	\$538,182.00

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.





LIBERTY MIDDLE SCHOOL (445 STUDENTS)
LIBERTY HIGH SCHOOL (595 STUDENTS)

LIBERTY DAYTON REGIONAL MEDICAL CENTER (25 BEDS)
LIBERTY ELEMENTARY SCHOOL (649 STUDENTS)
SAN JACINTO ELEMENTARY SCHOOL (419 STUDENTS)

SUBJECT PROPERTY
SEC US HWY. 90 & MAIN ST.

AT&T

DOLLAR TREE

SUBWAY

Brookshire Brothers
DOLLAR GENERAL
TSC TRACTOR SUPPLY CO
ANYTIME FITNESS
HIBBETT SPORTS
burkes OUTLET
SHERWIN WILLIAMS

metro by T-Mobile
CAFO

Walmart Supercenter

Jack in the box
Pizza Hut

verizon

227 TEXAS

Aaron's

FAMILY DOLLAR
BOOT BARN

U-HAUL

±9,654 VPD

146 TEXAS

CHRYSLER
Jeep
RAM

MAIN STREET
±13,862 VPD

SONIC
WHATABURGER
McDonald's

UNITED STATES POSTAL SERVICE

CVS pharmacy

90

US HIGHWAY 90
±23,715 VPD

146 TEXAS

O'Reilly AUTO PARTS

AutoZone

POPEYES LOUISIANA KITCHEN

TACO BELL

boost mobile

FARM ROAD 2684

WALLSVILLE ROAD
±4,539 VPD

Ford

TVE




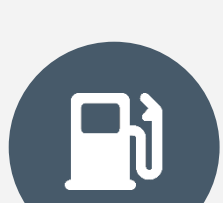
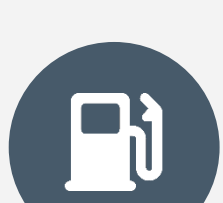
FARM ROAD 563

PTCLiberty

TRINITY RIVER

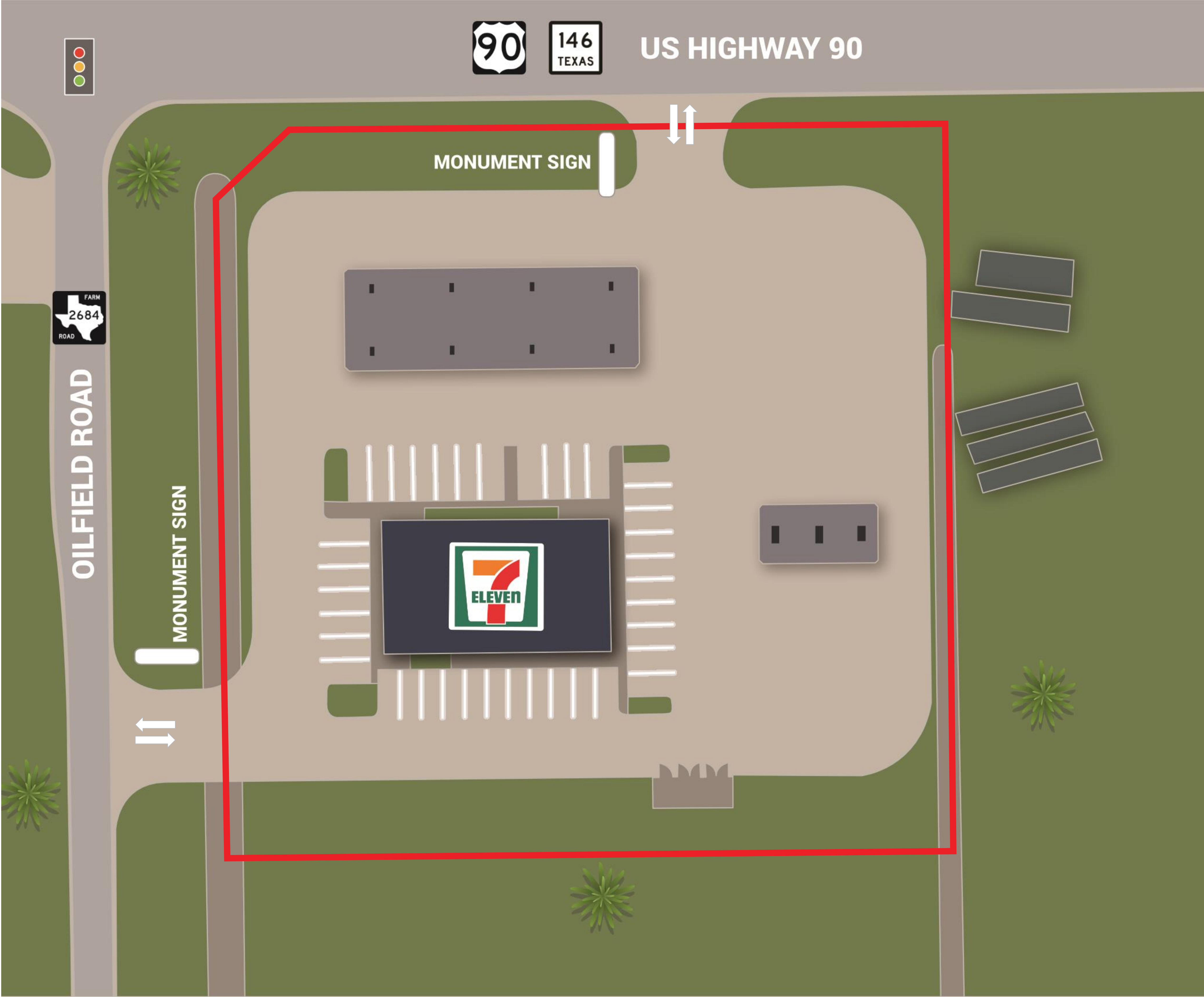
SITE OVERVIEW

7-ELEVEN LIBERTY, TX

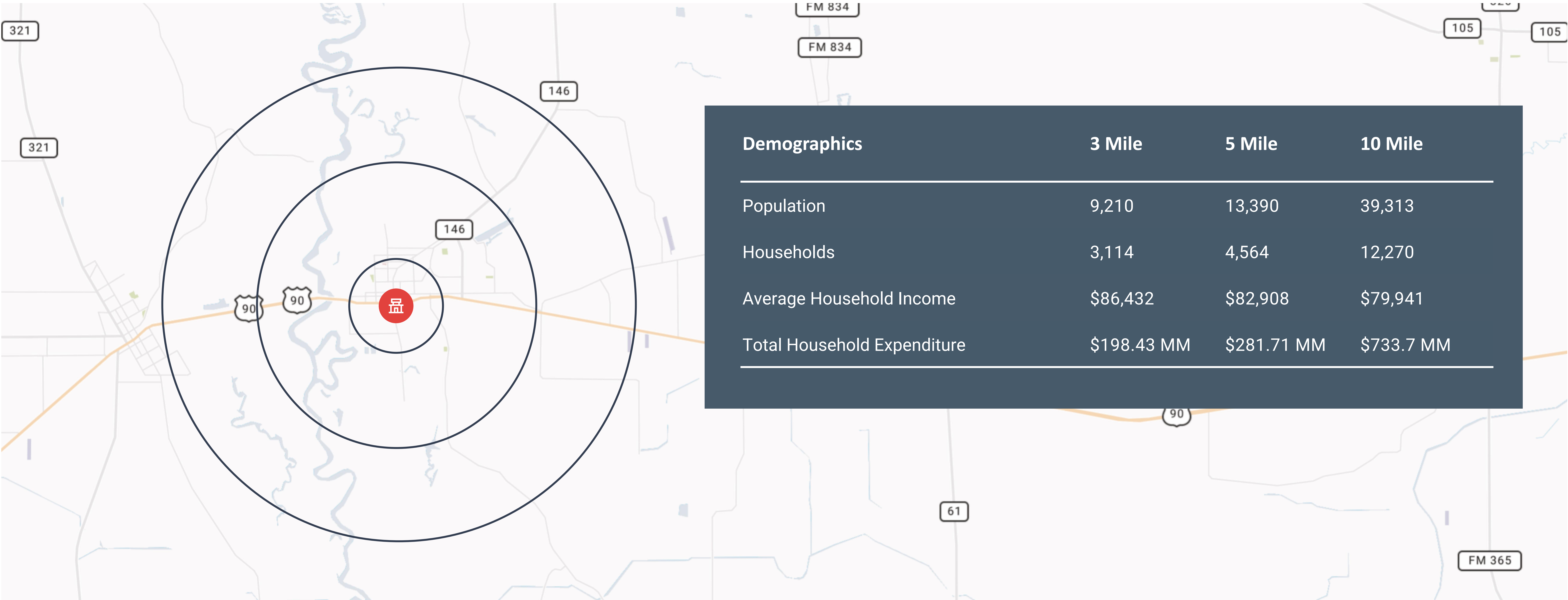
	Year Built	2022
	Building Area	±4,842 SF
	Land Area	±1.94 AC
	MPDs	8
	HSD Lanes	2

NEIGHBORING RETAILERS

- Walmart Supercenter
- Boot Barn
- Dollar General
- Family Dollar
- CVS
- Hibbett Sports
- Taco Bell
- Anytime Fitness
- Burkes Outlet
- Aaron’s



FILE PHOTO



HOUSTON MSA ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart (37,000)

2. Memorial Hermann Health System (24,108)

3. H-E-B (23,732)

4. The University of Texas MD Anderson Cancer Center (21,086)

5. McDonald's Corp (20,918)

6. Houston Methodist (20,000)
7. Kroger (16,000)

8. United Airlines (14,941)

9. Schlumberger (12,069)

10.Shell Oil Co. (11,507)

11.Exxon Mobil Corp (11,000)

12.Texas Children's Hospital (10,992)
- 13.HCA (10,830)

14.Landry's (10,800)

15.UTMB Health (9,928)

LOCATION OVERVIEW

7-ELEVEN LIBERTY, TX

Liberty
Texas

9,131
Population

\$86,432
Average Household Income

LIBERTY

Ideally situated midway
between Houston &
Beaumont.

IDEALLY
SITUATED

Known as 'The First City
on the Trinity'.

FIRST CITY

The City of Liberty is the county seat and a part of the Houston-Sugar Land-Baytown metropolitan area.

Small town friendliness with big-city convenience make Liberty the American Dream.

Liberty County supports a high quality of life by nurturing a family-friendly, resilient, and equitable community, and welcomes sustainable growth while conserving natural assets.

Sited along U.S. 90 and Highway 146 in Liberty County, Liberty is the perfect mix of rural charm and suburban convenience in the upper Gulf Coast region just south of the Big Thicket National Forest and within a short drive of several of the state's bays and beaches.

Liberty's moderate climate, comparative low cost of goods and services, and ease of travel allow residents and tourists alike to take advantage of abundant recreational opportunities, cultural attractions, festivals, outdoor events and sport opportunities every day of the year. Liberty County is home to 18 communities in southeast Texas and is part of the thriving Houston metropolitan area. It shares its eastern border with Harris County and Montgomery County and its southern border with Chambers County. As of 2019 the population was 83,702 people, and the population of its largest town and county seat, the City of Liberty, was 9,131. Lying between the industrial powerhouses of Houston and Beaumont-Port Arthur near the I-10 corridor, Liberty County is poised to participate in and benefit from the economic development of the region. Transportation in the county is served by two U.S. Highways (Hwy 59 and Hwy 90) and four State Highways (SH-61, SH-105, SH-146, and SH-321).

IN THE NEWS

7-ELEVEN LIBERTY, TX

Houston area to see upward trend in residential, industrial, retail development

SIERRA ROZEN, NOVEMBER 9, 2021 (COMMUNITY IMPACT NEWSPAPER)

The Greater Houston area is seeing a rise in residential development as well as industrial development, according to data from real estate company NAI Partners. Developments are starting to happen farther outside of Houston, according to Alex Makris, a senior vice president at NAI Partners who focuses on land sales. Developers are now looking toward cities such as Waller, Richmond and Rosenberg, he said.

The city of Houston is also expected to become a **national distribution center** as opposed to just a regional one as it has been in the past. This is due to the recent **rise** in **e-commerce** and **large corporations** such as **Amazon** leasing space in most major markets, said Holden Rushing, a senior vice president at NAI Partners who specializes in **industrial services**.

“The land market is very robust right now in the Greater Houston area,” Makris said. “It’s being driven by residential developments, single-family and multifamily [developments] as well and also by quite a bit of industrial development.”

“There are still a lot of **big distributors** who are coming to Houston for the first time, really. Houston has always been a strong **regional distribution market**. It’s now becoming a strong national distribution market,” Rushing said. “A few years ago, a **300,000-square-foot** spec building was a big building in Houston. Now there are multiple buildings planned and a few under construction [that are a] **million square feet** or more, which was unheard of in Houston.”

Finally, the city is going to see a **strong retail presence** going into 2022, said Jason Gaines, a senior vice president with NAI Partners who specializes in retail services

EXPLORE ARTICLE



Houston is winning the competition to establish tech hubs in Texas

JON SWARTZ, JULY 10, 2021 (MARKETWATCH)

The shell of a Baker Hughes Co. facility that manufactured oil and gas equipment is home to a bustling “maker lab” for 33 tenants. A 300,000-square-foot complex incubating the next tech ideas for the likes of Johnson & Johnson and AT&T Inc. is known affectionately as “the cookie factory,” because it was originally the home of Nabisco.

These scenes from Houston are part of an attempted **industrial resurrection** for the nation’s **fourth-largest city**, which is trying to move from older companies that were a part of the city’s oil-propelled boom to an **economy** based on fostering **technology**. The crown jewel of this renaissance could be the gleaming new corporate **headquarters** of Hewlett Packard Enterprise Co. HPE in northern Houston — when the sprawling, **439,000-square-foot** complex designed in part by HPE Chief Executive Antonio Neri opens in early 2022, it will be **home** to about **3,000 people**, making HPE the city’s **eighth-biggest employer**.

A crumbling Sears department store is being converted into a sparkling, state-of-the-art space for early-stage tech startups to receive financing and expert advice.

“Every **company** [in Houston and elsewhere] is an IT company now,” Neri told MarketWatch in a **30-minute** video interview last week. “They all need to turn their talent in different **directions**, and reinvent themselves.”

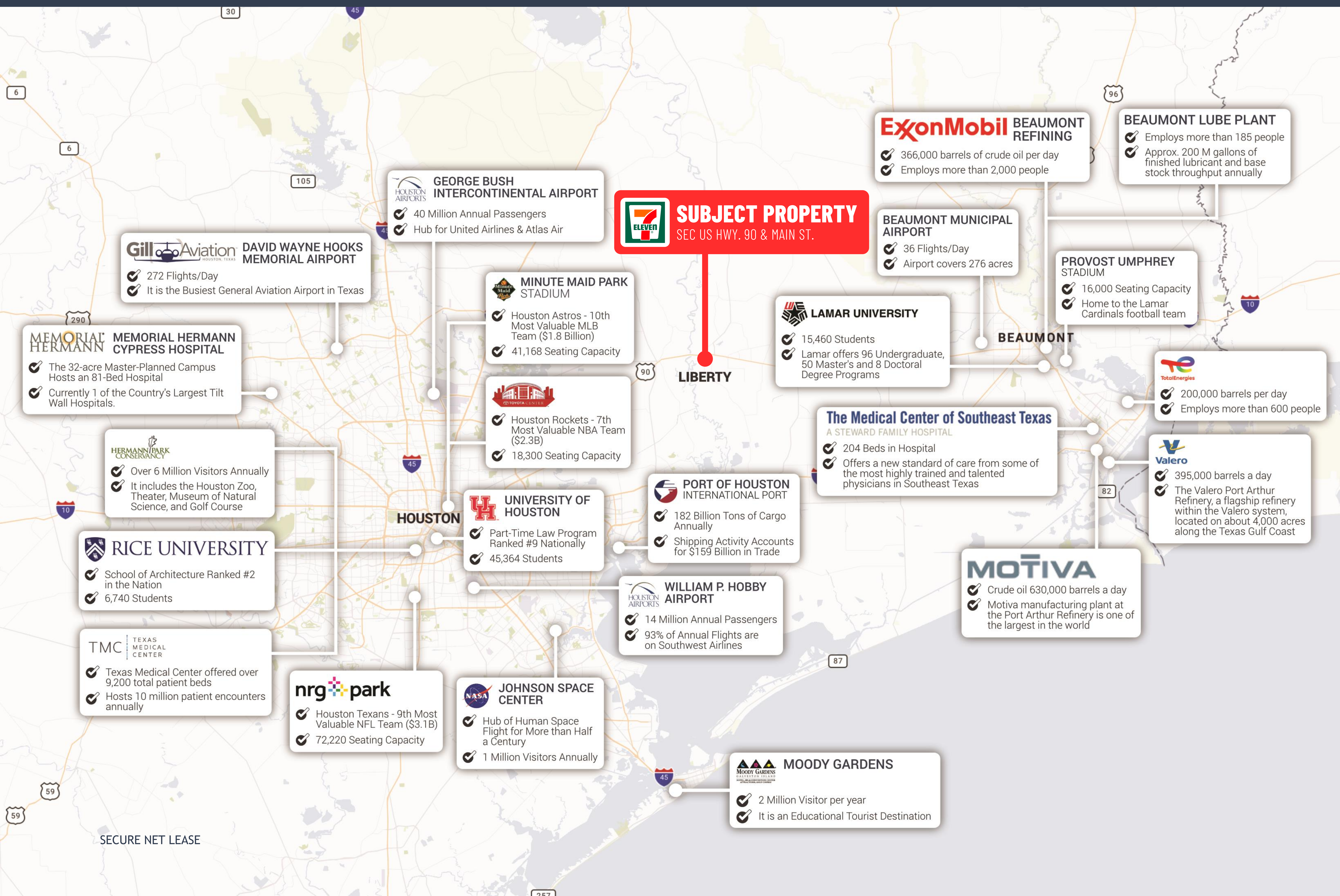
HPE’s decampment to Houston offers a vivid snapshot of a **new tech frontier** where the energy industry, **three major local universities**, the **world’s largest medical center**, the mayor’s office, and the local tech **ecosystem** are working hand-in-hand to accelerate research in medicine, climate change and **cloud computing**.

EXPLORE ARTICLE



HOUSTON-THE WOODLANDS-SUGAR LAND, TX MSA

7-ELEVEN LIBERTY, TX



7-ELEVEN **SUBJECT PROPERTY**
SEC US HWY. 90 & MAIN ST.

HOUSTON AIRPORTS
GEORGE BUSH INTERCONTINENTAL AIRPORT
✓ 40 Million Annual Passengers
✓ Hub for United Airlines & Atlas Air

ExxonMobil **BEAUMONT REFINING**
✓ 366,000 barrels of crude oil per day
✓ Employs more than 2,000 people

BEAUMONT LUBE PLANT
✓ Employs more than 185 people
✓ Approx. 200 M gallons of finished lubricant and base stock throughput annually

BEAUMONT MUNICIPAL AIRPORT
✓ 36 Flights/Day
✓ Airport covers 276 acres

PROVOST UMPHREY STADIUM
✓ 16,000 Seating Capacity
✓ Home to the Lamar Cardinals football team

LAMAR UNIVERSITY
✓ 15,460 Students
✓ Lamar offers 96 Undergraduate, 50 Master's and 8 Doctoral Degree Programs

TotalEnergies
✓ 200,000 barrels per day
✓ Employs more than 600 people

The Medical Center of Southeast Texas
A STEWARD FAMILY HOSPITAL
✓ 204 Beds in Hospital
✓ Offers a new standard of care from some of the most highly trained and talented physicians in Southeast Texas

Valero
✓ 395,000 barrels a day
✓ The Valero Port Arthur Refinery, a flagship refinery within the Valero system, located on about 4,000 acres along the Texas Gulf Coast

MOTIVA
✓ Crude oil 630,000 barrels a day
✓ Motiva manufacturing plant at the Port Arthur Refinery is one of the largest in the world

MOODY GARDENS
✓ 2 Million Visitor per year
✓ It is an Educational Tourist Destination

HOUSTON AIRPORTS
WILLIAM P. HOBBY AIRPORT
✓ 14 Million Annual Passengers
✓ 93% of Annual Flights are on Southwest Airlines

NASA **JOHNSON SPACE CENTER**
✓ Hub of Human Space Flight for More than Half a Century
✓ 1 Million Visitors Annually

nrg park
✓ Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
✓ 72,220 Seating Capacity

TOYOTA CENTER
✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
✓ 18,300 Seating Capacity

UNIVERSITY OF HOUSTON
✓ Part-Time Law Program Ranked #9 Nationally
✓ 45,364 Students

PORT OF HOUSTON INTERNATIONAL PORT
✓ 182 Billion Tons of Cargo Annually
✓ Shipping Activity Accounts for \$159 Billion in Trade

Minute Maid Park
MINUTE MAID PARK STADIUM
✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
✓ 41,168 Seating Capacity

Gill Aviation **DAVID WAYNE HOOKS MEMORIAL AIRPORT**
✓ 272 Flights/Day
✓ It is the Busiest General Aviation Airport in Texas

MEMORIAL HERMANN **MEMORIAL HERMANN CYPRESS HOSPITAL**
✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

HERMANN PARK CONSERVANCY
✓ Over 6 Million Visitors Annually
✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

RICE UNIVERSITY
✓ School of Architecture Ranked #2 in the Nation
✓ 6,740 Students

TMC **TEXAS MEDICAL CENTER**
✓ Texas Medical Center offered over 9,200 total patient beds
✓ Hosts 10 million patient encounters annually

SECURE NET LEASE

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

CALL FOR ADDITIONAL INFORMATION

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

Cole Williams

Broker Associate
(214) 689-8160

cwilliams@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN LIBERTY, 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.