



7-Eleven with Laredo Taco

\$7,160,000 | 4.00% CAP

SWQ Beltway 8 & Pearland Pkwy, Houston, TX 77075

- ✓ **Brand New 15-Year Absolute NNN Lease** with 7.5% Rent Bumps Every 5-Years in both the Primary Term and Option Periods.
- ✓ **Anchored by Large Mixed-Use Development**, featuring a 322-unit luxury apartment complex, office spaces, Studio Movie Grill, Chick-fil-A, and Whataburger.
- ✓ **Shadow-Anchored by Target** - other retailers at the intersection include Starbucks, Spec's Wines, Spirits & Finer Foods, and Sonic Drive-In.
- ✓ **Laredo Taco inside Store!** Subject property sits on 1.18 AC, with 6 MPDs, and features 7-Eleven's premier restaurant concept - Laredo Taco.
- ✓ **Excellent Demographics** - \$109,000+ Avg. Household Income within a 1-Mile Radius.

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 HOUSTON, TX

FILE PHOTO



CONTACT FOR DETAILS

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\$7,160,000

4.00% CAP

NOI

\$286,398.24

Building Area

±4,842 SF

Land Area

±1.18 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** April 2022
- ✓ **Brand New 15-Year Absolute NNN Corporate Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and (5) 5-Year Option Periods. New store will feature 6 MPDs and 7-Eleven's premier restaurant concept, Laredo Taco.
- ✓ **Superb Traffic Counts with Excellent Demographics!** Subject property is located at the southwest quadrant of Beltway 8 (60,000+ VPD) and Pearland Pkwy (27,850 VPD). Within a 1-mile radius, the median household income is \$86,678, over 28% higher than the 2019 state-wide median. The average household income in a 1-mile radius exceeds \$109,000.
- ✓ **Anchored by Large Mixed-Use Development!** Subject property sits in front of a 2,000,000+ square-foot master development project featuring a 322-unit luxury apartment complex, office spaces, an upscale movie theater with a full-service bar and kitchen - Studio Movie Grill - and other national retailers including Chick-fil-A, and Whataburger.
- ✓ **Shadow-Anchored by Target,** with other national retailers including Starbucks, Spec's Wines, Spirits & Finer Foods, Sonic Drive-In, and Subway at the intersection. Directly across from subject property is a 3-story, 292-unit luxury apartment building.
- ✓ **Located in the Houston-The Woodlands-Sugar Land MSA,** subject property is approximately 13 miles south from Downtown Houston and is poised to benefit from Houston's rapid population growth. The 4th Fastest Growing MSA in the US, Houston saw a 19.4% population increase between 2010-2019. Houston's population exceeds 7.15 Million and is the 5th Largest MSA in the Nation.
- ✓ **The Great State of Texas is the World's 9th Largest Economy** with an annual gross domestic product exceeding \$1.9 Trillion, ahead of Brazil, Canada, Russia, and South Korea. Texas is a tax-free income state and 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 HOUSTON, 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 HOUSTON, TX

7-Eleven seeking 20,000 workers across US locations, adding to 50,000 already hired since March

DANIELLA GENOVESE, SEPTEMBER 21 (FOX BUSINESS)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across **more than 9,000 U.S. stores**, will also help with orders through the company's **7NOW delivery app**, which has seen an **uptick in orders** since the pandemic hit the country earlier this month, the company announced Monday.

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to "continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."

7-Eleven was classified as an essential retailer, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra **safety protocols to protect** employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than **50,000 workers** to assist in its operations during the course of the pandemic.

The company also acknowledged that the hiring spree comes amid a time when **millions of Americans** are still looking to work after many industries underwent mass layoffs to better weather the pandemic.

Interest applicants for both corporate and franchised stores can apply online or in person.

The Texas-based company operates, franchises and/or licenses more than **71,100 stores** in **17 countries**, including **11,800 in North America**.

EXPLORE ARTICLE



7-Eleven plays host to entrepreneurs' exclusive snacks, drinks

SEPTEMBER 1, 2020 (RETAIL CUSTOMER EXPERIENCE)

Convenience retailer 7-Eleven is once again supporting innovative products with its second Sips & Snacks initiative.

This year's program will stock **200 California stores with 84 exclusive** items from **25 up-and-coming brands**, according to a press release. The stores participating in **Sips & Snacks 2.0** are located in Los Angeles and San Diego

"7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products."

"This selection of sips and snacks are ones that a 7-Eleven customer might not expect to find at one of our stores," 7-Eleven Senior Vice President, Merchandising and Demand Chain Jack Stout said in the release.

We are excited to help **boost emerging brands'** growth, development and success by giving them the chance to test their products in a real retail environment."

The products will also be available for purchase on the **7NOW delivery app** for customers located in the Los Angeles and San Diego areas.

More than **750 companies** applied to be invited to present their brand at the company's second annual emerging brands showcase, and 65 were invited to participate in the two-day **"show and taste"** expo, according to the release.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVENHOUSTON, TX

Initial Lease Term	15-Years, Plus (5) 5-Year Renewal Options
Rent Commencement	Est. April 2022
Lease Expiration	Est. April 2037
Lease Type	Absolute NNN Lease
Rent Increases	7.5% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$286,398.24
Annual Rent YRS 6-10	\$307,878.12
Annual Rent YRS 11-15	\$330,969.00
Option 1	\$355,791.60
Option 2	\$382,476.00
Option 3	\$411,161.64
Option 4	\$441,998.88
Option 5	\$475,148.76

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.





WILLIAM P. HOBBY
AIRPORT

MILSTEAD
MIDDLE SCHOOL
(794 STUDENTS)

3
TEXAS

FedEx

TELEPHONE ROAD
±29,703 VPD

O'Reilly/AUTO PARTS
DOLLAR GENERAL

Academy
SPORTS+OUTDOORS

Office
DEPOT

24 HOUR
FITNESS
FLOOR
DECOR

HONDA

KIA NISSAN

Burlington macy's
Rainbow CHAMPS
Jockey Bath & Body Works
HIBBETT SPORTS Foot Locker

SUBWAY

JAMES DEANDA
ELEMENTARY SCHOOL
(669 STUDENTS)

rue21 five BELOW
Aaron's DOLLAR TREE
ROSS DRESS FOR LESS
SHOE CARNIVAL
Conn's HomePlus
PET SMART
Marshalls
CITI TRENDS

INTERNATIONAL
LEADERSHIP
OF TEXAS,
WINDMILL LAKES
K-8
(895 STUDENTS)

ALDI

99c
only
STORES

O'Reilly/AUTO PARTS

AutoZone

DOLLAR GENERAL

LAURA BUSH
ELEMENTARY SCHOOL
(691 STUDENTS)

FAMILY DOLLAR
goodwill

AutoZone
Walgreens

MORRIS MIDDLE
SCHOOL
(895 STUDENTS)

Sam's
CLUB

DOLLAR GENERAL

GMC
BUICK

FAMILY DOLLAR

DOLLAR TREE
TARGET
Burlington

CVS pharmacy

ATKINSON
ELEMENTARY SCHOOL
(480 STUDENTS)

O'Reilly/AUTO PARTS

Walgreens

BEVERLY HILLS
INTERMEDIATE
SCHOOL
(1,038 STUDENTS)

petco
Kroger

AMC
THEATRES

8
TEXAS

POPEYES
LOUISIANA KITCHEN

SONIC
Jack
in the box
SHIPLEY
DO-NUTS
MAKING LIFE DELICIOUS

Starbucks

H-E-B

BELTWAY 8
±60,000 VPD

CUBESMART
self storage

CUBESMART
self storage

STUCHBERY
ELEMENTARY
SCHOOL
(700 STUDENTS)

THOMPSON
INTERMEDIATE
SCHOOL
(920 STUDENTS)

STUDIO
MOVIE GRILL
Chick-fil-A
WHATABURGER

SUBWAY

7-ELEVEN
SUBJECT PROPERTY
SWQ BELTWAY 8 & PEARLAND PKWY.

J. FRANK DOBIE
HIGH SCHOOL
(4,205 STUDENTS)

U-HAUL

FRAZIER
ELEMENTARY SCHOOL
(509 STUDENTS)

DOLLAR TREE
FOOD TOWN
It's Your Town.

O'Reilly/AUTO PARTS

CUBESMART
self storage

UNIVERSITY OF
HOUSTON-CLEAR
LAKE AT PEARLAND

BARBARA COCKRELL
ELEMENTARY SCHOOL
(767 STUDENTS)

MELILLO
MIDDLE SCHOOL
(704 STUDENTS)

iStorage

AutoZone
Walgreens

FAMILY DOLLAR

MEMORIAL HERMANN
SOUTHEAST HOSPITAL
(293 BEDS)
SAN JACINTO
COLLEGE SOUTH

Wendy's

Walmart
Supercenter

Wendy's

TSC TRACTOR
SUPPLY CO




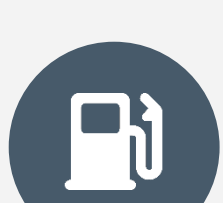
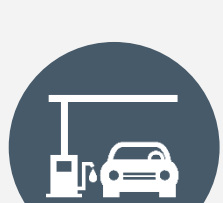
CATO

PEARLAND PARKWAY
±27,850 VPD

SOUTH BELT
ELEMENTARY SCHOOL
(596 STUDENTS)

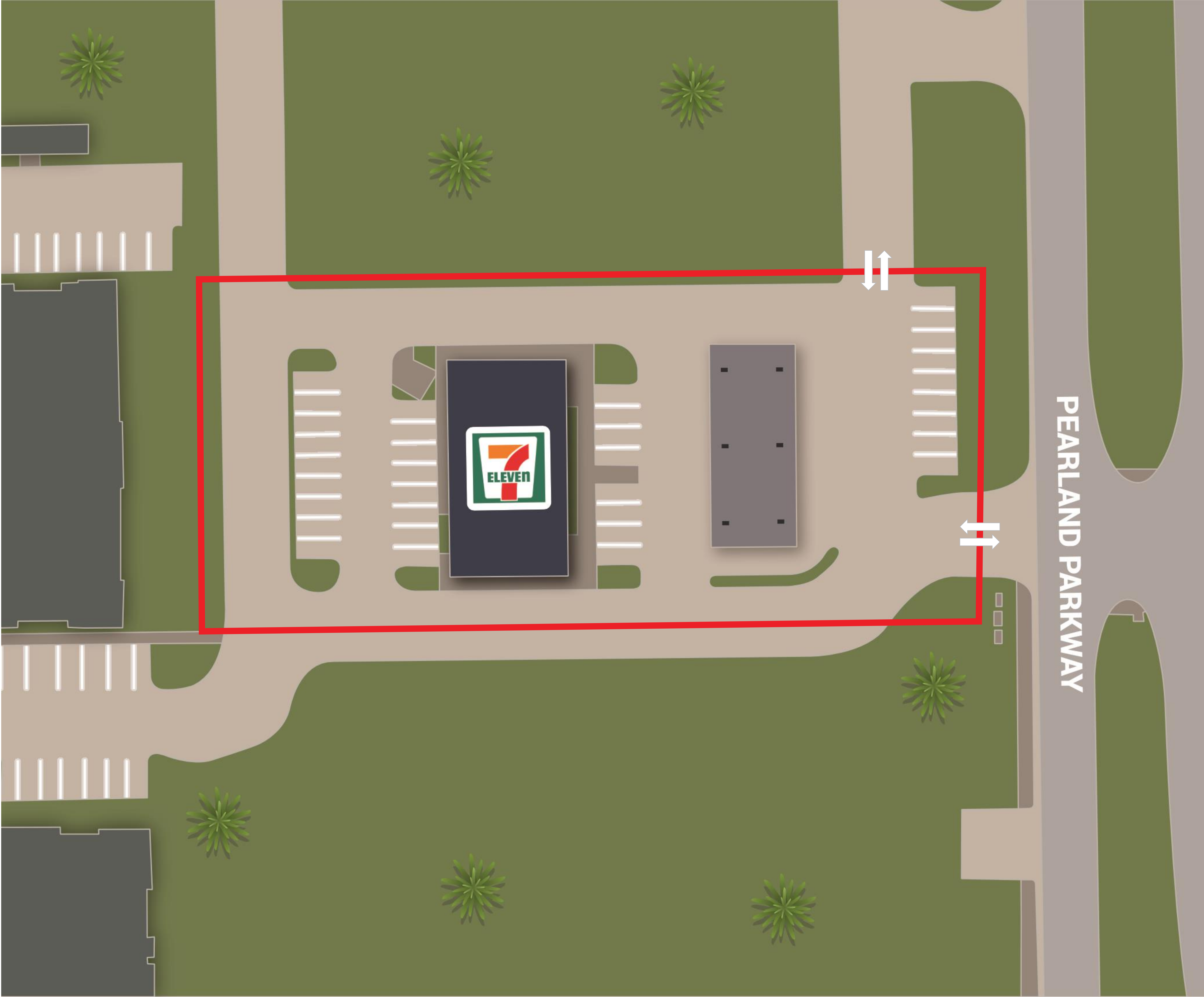
SITE OVERVIEW

7-ELEVEN HOUSTON, TX

	Year Built	2022
	Building Area	±4,842 SF
	Land Area	±1.18 AC
	MPDs	6
	Fueling Positions	12

NEIGHBORING RETAILERS

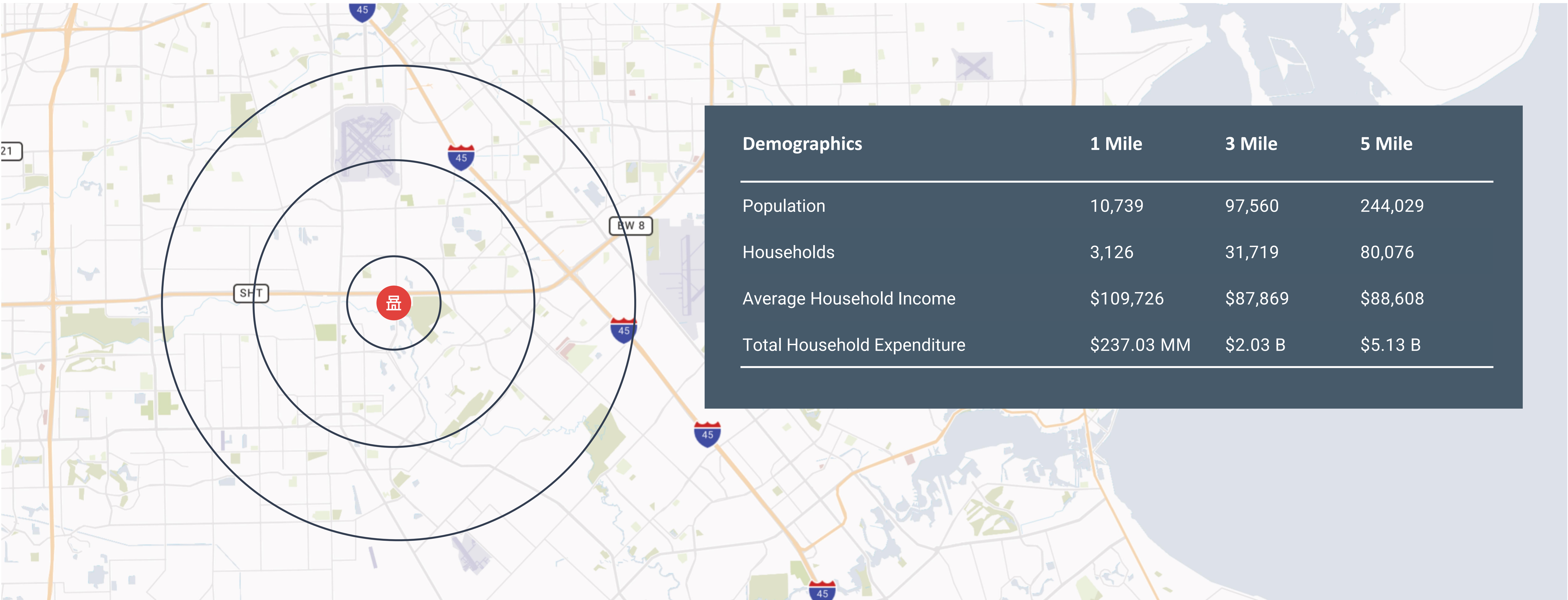
- Walmart Supercenter
- Kroger
- Target
- Studio Movie Grill
- Marshalls
- ROSS Dress For Less
- Burlington
- Macy’s
- The Home Depot
- Chick-fil-A



FILE PHOTO

LOCATION OVERVIEW

7-ELEVEN HOUSTON, TX



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 HOUSTON, TX

Houston Texas

 **2.33 MM**
Population

 **\$51,203**
Median Household Income

Houston is home to the Texas Medical Center—the largest medical center in the world

HOME

Galveston Bay and the Buffalo Bayou together form one of the most important shipping hubs in the world

HUBS

The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 5th largest in the United States with a population of 6,772,852 as of 2016.

From 2000 to 2030, the metropolitan area is projected by Woods & Poole Economics to rank 5th in the nation in population growth—adding 2.66 million people.

Houston is 2nd to New York City in Fortune 500 headquarters.

In 2006, Greater Houston ranked 1st in Texas and 3rd in the U.S. within the category of "Best Places for Business and Careers" by Forbes.

The Greater Houston Gross Metropolitan Product (GMP) in 2005 was \$308.7 billion, up 5.4 percent from 2004 in constant dollars. By 2016, the GMP rose to \$491 billion, 6th in the nation. Only 26 nations other than the United States have a GDP exceeding the Greater Houston GMP. Mining, which in Houston is almost entirely oil and gas exploration and production, accounts for 11 percent of Greater Houston's GMP. The area is one of the leading centers of the energy industry, particularly petroleum processing, and many companies have large operations in this region. The MSA comprises the largest petrochemical manufacturing area in the world, including for synthetic rubber, insecticides, and fertilizers. Much of metro area's success as a petrochemical complex is enabled by the Houston Ship Channel. The area is also the world's leading center for building oilfield equipment, and is a major center of biomedical research, aeronautics, and high-technology. Houston is home to several universities (including Rice University, Texas Southern University, and The University of Houston), and two of the largest systems of higher learning in the United States (The Houston and Lone Star Community College systems). The University of Houston's annual impact on the Houston-area's economy alone equates to that of a major corporation: \$1.1 billion in new funds attracted annually to the Houston area, \$3.13 billion in total economic benefit, and 24,000 local jobs generated. CNN/Money and Money Magazine have recognized 5 cities in the Greater Houston area the past 3-years as part of its 100 Best Places to Live in the United States.

IN THE NEWS

7-ELEVEN HOUSTON, TX

Houston crowned one of the world's top cities of the future in new report

NATALIE HARMS, AUGUST 26, 2020 (CULTURE MAP HOUSTON)

Houston comes in third on a prestigious new list ranking which cities are on track for continued global business success. The inaugural fDi Tier 2 Cities of the Future 2020/21 evaluated second-tier cities — defined as non-capital cities with a population under 8 million. Last year, Houston ranked in the No. 5 position on fDi's North American ranking. In this new report for 2020/2021, the city ranks No. 3 overall. Houston also takes the No. 3 spot for human capital and lifestyle and ranks No. 7 for economic growth potential.

The report evaluated 116 data points across the five categories: economic potential, cost effectiveness, business friendliness, connectivity, and human capital and lifestyle.

With superior global access, a business-friendly climate, exceptional quality of life and a highly educated workforce, Houston is well positioned to continue to build on that momentum in the years ahead.

"This ranking is further evidence of Houston's place among the world's great global cities," says Susan Davenport, chief economic development officer for the Greater Houston Partnership, in a news release. "Houston today competes at a higher level than ever before when it comes to foreign direct investment and our business ties to cities and countries around the world.

San Francisco comes in at No. 1 on the list, and Montreal ranks as No. 2. Texas has a stronghold on the list, with Austin and Dallas also appearing in the top 20, at Nos. 11 and 19, respectively.

EXPLORE ARTICLE

Texas recognized as second best state for business, while Houston expected to see key economic growth

JOHN EGAN, DECEMBER 30, 2019 (INNOVATION MAP)

Houston and the rest of Texas received two early Christmas presents signaling that their economies continue to percolate.

In a report released December 23, economic forecasting and analysis firm Oxford Economics predicted Houston and Dallas-Fort Worth will enjoy a greater share of economic growth through 2023 than any other mega-metro area in the U.S. except San Francisco.

In a recent forecast, the Greater Houston Partnership envisions the Houston area adding 42,300 jobs in 2020, mostly outside the energy sector.

Meanwhile, Forbes magazine declared on December 19 that Texas is the second-best state for business, behind only North Carolina. Texas previously sat in the No. 3 spot on the Forbes list, preceded by North Carolina and Utah.

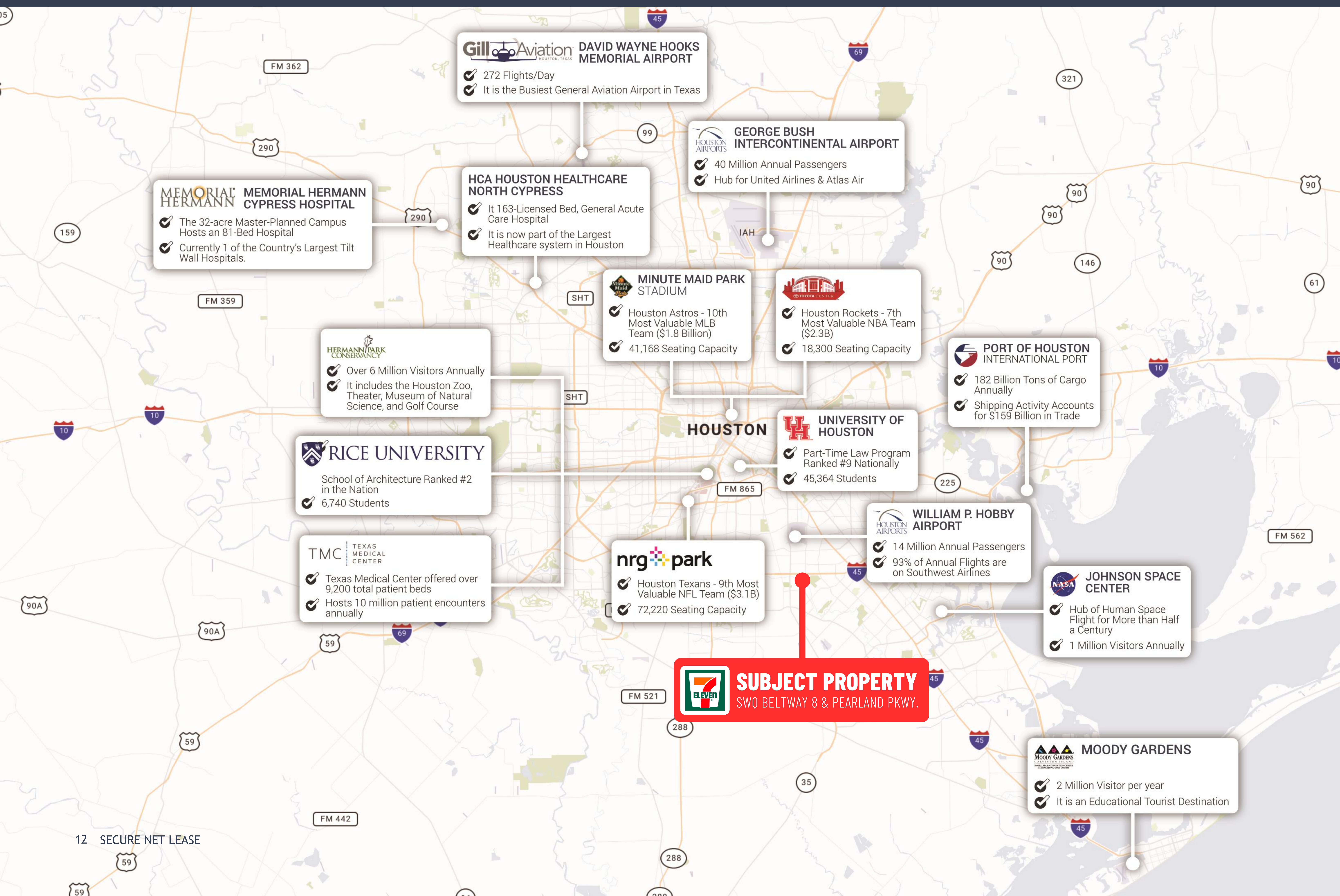
Through 2023, Oxford Economics forecasts average compound GDP growth of 2.4 percent in Houston and Dallas-Fort Worth. Among the country's 10 biggest metro areas, only the projection for San Francisco is higher (2.7 percent).

For Houston, the 2.4 percent figure would be an improvement over recent economic performance. From 2014 to 2018, the region's GDP growth rate was 1 percent, while it was 1.5 percent for 2015-19. In the 2020-21 timeframe, the growth rate for Houston is expected to be 1.9 percent.

EXPLORE ARTICLE

THE HOUSTON-THE WOODLANDS-SUGAR LAND METROPOLITAN STATISTICAL AREA (MSA)

7-ELEVEN HOUSTON, TX



SUBJECT PROPERTY
SWQ BELTWAY 8 & PEARLAND PKWY.

CALL FOR ADDITIONAL INFORMATION

Dallas

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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 HOUSTON, 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.