



7-Eleven with Laredo Taco

\$11,034,550 | 4.00% CAP

NWC Expressway 83 & Main St., La Feria, TX

- ✓ **Brand New 15-Year Abs. NNN Corporate Lease** with 7.5% Rent Bumps Every 5 Years
- ✓ **High Traffic Site** - 69,000+ VPD combined at intersection
- ✓ **Large Format 7-Eleven Travel Center** - Laredo Taco, 8 MPDs, 3 High Speed Diesel MPDs
- ✓ **7 Schools within a 1.5-Mile Radius** - 3,000+ aggregate student body
- ✓ **Dense Retail Intersection** - Directly across from McDonald's, Whataburger, and Dairy Queen

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 LA FERIA, TX

FILE PHOTO

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\$11,034,550

4.00% CAP

NOI

\$441,381.96

Building Area

±4,842 SF

Land Area

±2.569 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** March 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.
- ✓ **Exceptional Traffic Exposure at Dense Retail Intersection!** Located at the Hard Corner of the signalized intersection Expy 83 & N Main St. (69,000+ VPD), subject property is just across from McDonald's, Whataburger, and Dairy Queen.
- ✓ **High Speed Diesel on Site!** New store will feature 3 High Speed Diesel MPDs – boosting fuel, inside store, and restaurant sales. No other c-store/gas station within an 8.5-mile radius has high speed diesel, making subject property an ideal refuel stop for truckers travelling along Expy 83.
- ✓ **Just Across from La Feria High School** and William B. Green High School with an aggregate student population exceeding 1,400. Within a 1.5-mile radius from subject property, there are 7 schools with a total student body exceeding 3,000.
- ✓ **La Feria's Cost of Living is 32% Lower Than the National Average**, making the city an attractive destination for households to relocate as rents and home prices continue to increase throughout 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 LA FERIA, 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
S&P AA-

STOCK TICKER
SVNDY

LOCATIONS
72,800+



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 LA FERIA, 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-ELEVEN LA FERIA, TX

Initial Lease Term	15-Years, Plus (5) 5-Year Renewal Options
Rent Commencement	March 2022
Lease Expiration	March 2037
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, in Primary Term & Options
Annual Rent Years 1-5	\$441,381.96
Annual Rent Years 6-10	\$474,485.64
Annual Rent Years 11-15	\$510,072.00
Option 1	\$548,327.40
Option 2	\$589,452.00
Option 3	\$633,660.84
Option 4	\$681,185.40
Option 5	\$732,274.32

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.



SUNRISE TERRACE
APARTMENTS
(70 UNITS)



W CANTU ROAD
±3,380 VPD



SUBJECT PROPERTY
NWC EXPRESSWAY 83 & MAIN ST.



SUNFLOWER
ESTATES
(80 UNITS)



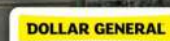
LA FERIA
HIGH SCHOOL
(963 STUDENTS)



WILLIAM B. GREEN
JUNIOR HIGH SCHOOL
(504 STUDENTS)



SAM HOUSTON
ELEMENTARY SCHOOL
(514 STUDENTS)



±6,085 VPD

NOEMI DOMÍNGUEZ
ELEMENTARY SCHOOL
(495 STUDENTS)

C. E. VAIL
ELEMENTARY SCHOOL
(489 STUDENTS)

MAIN STREET
±8,950 VPD

DAVID SANCHEZ
ELEMENTARY SCHOOL
(409 STUDENTS)

OUR LADY OF THE
LAKE UNIVERSITY

LA FERIA
NATURE
CENTER

SITE OVERVIEW

7-ELEVEN LA FERIA, TX



Year Built

2022



Building Area

±4,842 SF



Land Area

±2.569 AC



of MPDs

8



of Diesel MPDs

3

NEIGHBORING RETAILERS

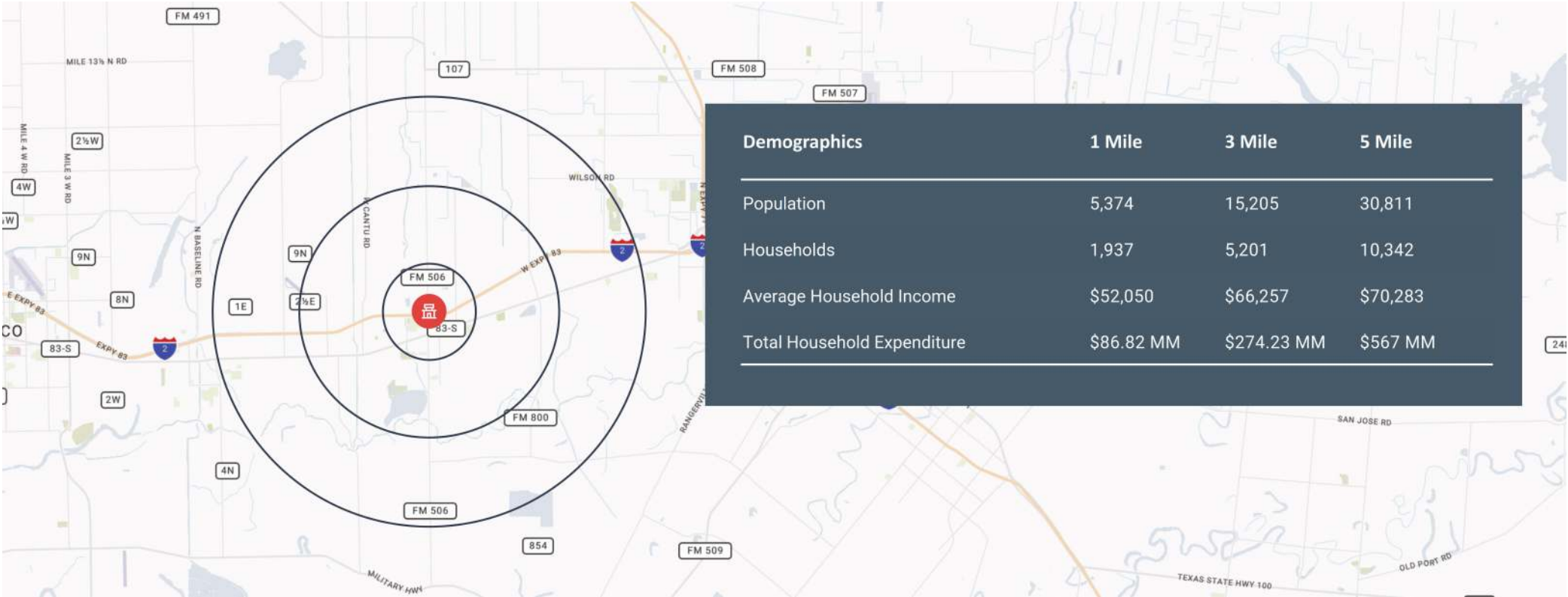
- Burger King
- Whataburger
- Dairy Queen
- McDonald's
- Family Dollar
- ACE Hardware
- O'Reilly Auto Parts
- Church's Chicken
- Dollar General
- AutoZone Auto Parts



FILE PHOTO

LOCATION OVERVIEW

7-ELEVEN LA FERIA, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

South Texas College (31,000)
2.

University of Texas Rio Grande Valley (26,762)
3.

HEB Stores (4,200)
4.

McAllen ISD (4,100)
5.

Edinburg ISD (3,600)
6.

Hidalgo County (3,000)
7.

McAllen Medical Center (2,500)
8.

Mission ISD (2,140)
9.

City of McAllen (2,000)
10.

Doctors Hospital at Renaissance (2,000)
11.

BBVA Compass Bank (1,500)
12.

Sharyland ISD (1,450)
13.

Rio Grande Regional Hospital (1,200)
14.

Teleperformance (1,200)
15.

International Bank of Commerce (1,200)

LOCATION OVERVIEW

7-ELEVEN LA FERIA, TX



Rio Grande Valley

Texas



1,402,512

Population



\$56,959

Median Household Income



\$13.7B healthcare &
bioscience economic
impact

\$13.7B

RGV's location is
strategic & offers
exceptional accessibility
via ground, air & water.

Accessibility

The Rio Grande Valley is a warm and welcoming place where two cultures and two languages meet and remain linked by a shared history.

On every list of the fastest growing regions in the nation, the Valley benefits from hard-working entrepreneurs, close ties and easy access to Mexico, and a quality of life that is second-to-none.

The Rio Grande Valley plays a significant role towards the state's recognition for being a global leader in economic development.

From the white sand beaches of South Padre Island to the gently rolling hills of Falcon State Park, the Rio Grande Valley is a great place to live, work and play.

The area stretches from the Rio Grande River along the U.S. – Mexico border to the northern ranch country in the northern sections of Cameron, Hidalgo, Starr and Willacy counties, making it the largest border region in the U.S. The Valley's close ties to Mexico is reflected in the architecture, language and culture with a mixture of old-world charm and innovation. The subtropical climate with moderate winters is conducive to active lifestyles. Smart retirees select South Texas as their choice to winter and, once they experience all that the area has to offer, many decide to call the Valley home year-round. The area is ripe with wholesome family activities, great schools and safe neighborhoods. A young and trainable workforce makes this an ideal location for new start-ups and businesses looking to relocate or expand. The area is already known for its manufacturing and warehousing so it makes sense to consider establishing or relocating research and development departments here. The Rio Grande Valley has everything you would expect to find in a large city, with multiple award-winning hospitals, major chain stores and restaurants, outstanding entertainment venues, world-class birding, hunting and fishing, professional sports and more.

IN THE NEWS

7-ELEVEN LA FERIA, TX

RGV town attracts over \$19 million in investment

JEANNETTE E. GATCIA, AUGUST 02, 2021 (SAN ANTONIO BUSINESS JOURNAL)

Three private sector food manufacturing companies - ColiMex, Inc., Clean Label Foods LLC and La Abuela Mexican Foods Inc. - are launching or expanding operations in Weslaco, a news release said.

"These are exciting times for the region of **South Texas** and Weslaco where we've seen growth on every scale," Steven Valdez, the executive director for the **Weslaco Economic Development Corporation**, said adding that. The Mid Valley Airport is adding six new hangers worth nearly **\$2 million** to its current facilities and the Weslaco Economic Development Corporation itself has expanded its industrial park by **150 acres** with nearly **\$9 million** in infrastructure improvements.

Weslaco's economic development corporation has recently received \$19 million in new investments across five entities, which is expected to generate 100 new jobs in the Rio Grande Valley community located roughly 20 minutes away from McAllen, Texas near the U.S. - Mexico border

ColiMex is adding a **\$5 million** facility towards **35,000 square-feet** and adding 35 new jobs. It already has a **25,000 square-feet** cold storage facility located in the city and has reserved another 10 acres in the Weslaco EDC's new industrial park. Clean Label Foods will open a 25,000 square-foot building used to process pasta — the first phase of a three-part plan the company has in Weslaco. In all, the company is investing \$2 million for the building and necessary equipment, with an expected **20 jobs** created in its first year within the city.

La Abuela Mexican Foods Inc., a supplier of H-E-B tortillas, anticipates adding 40 new jobs with a **\$1.1 million capital investment** to add **10,000 square-feet** to its current Weslaco operations, which will increase its production capacity from two million tortillas per day to **5 million tortillas**.

EXPLORE ARTICLE



UPDATED: Development underway on Killam's huge south Mission project

PATRICIA MARTINEZ, APRIL 12, 2021 (RIO GRANDE GUARDIAN)

Killam Development announced that construction will begin on their 3,400-acre master planned community, El Milagro, within the next two months.

Rolando Ortiz, real estate manager for Killam, made the announcement in a RGV Partnership Zoom meeting that highlighted the **City of Mission** and the Mission Economic Development Corporation. A year after receiving feedback from their **public workshops** and holding many charrettes, Ortiz expressed excitement at the prospect of finally breaking ground. He said Phase I of the El Milagro Master Plan will include building **400 single-family units**, developing over **30 acres** of commercial space, and creating foot and bike paths in the area. Melden & Hunt, Inc. will oversee the civil **engineering and infrastructure** while local contractors will work on waterlines and streets.

As Killam grows its footprint in the Rio Grande Valley, Ortiz says the Laredo-based company foresees many more opportunities for investment in the future.

In a pre-recorded video, Radcliffe "Cliffe" Killam II, partner at **Killam Development**, thanked the RGV Partnership, the City of Mission, Mayor Armando O'Caña and the Mission EDC board for their help throughout the process. "I can say [the] City of Mission is the most **business-friendly** community that I have ever worked with, and it's been really just delightful," said Killam.

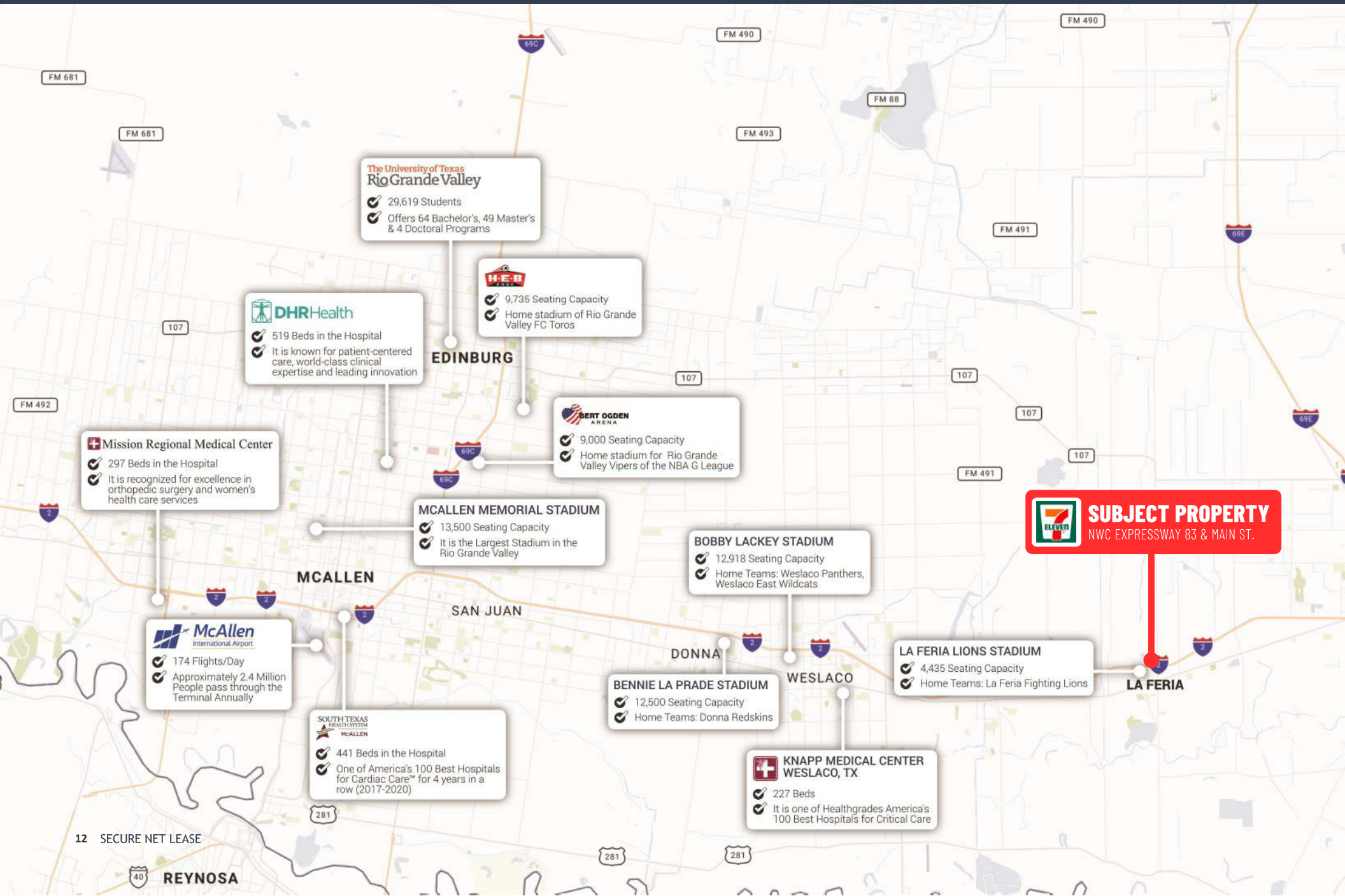
The **master-planned** development is part of Sharyland Plantation, previously owned by Hunt Valley Development. While the original purpose of the land was mainly agricultural, El Milagro will cater to the growing needs of the city as a mix of **residential, retail and entertainment space** where people can **"live, work and play."**

EXPLORE ARTICLE



MCALLEN-EDINBURG-MISSION MSA

7-ELEVEN LA FERIA, TX



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

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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 LA FERIA, 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.