



7-Eleven (S&P AA-)

7.5% Increases Every 5 Years

\$6,400,000 | 4.00% CAP

4507 E. Highway 83, Rio Grande City, TX 78582

- ✓ **Brand New 15-Year Corporate Absolute NNN Lease**
- ✓ **7.5% Rent Bumps Every Five Years in Primary Term and Options**
- ✓ **Irreplaceable High Traffic Location** with Strong Car Counts (~32K VPD)
- ✓ **Rio Grande Valley** is One of the Fastest Growing Regions in America
- ✓ **Excellent Retail Corridor across from Walmart and HEB**

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 retailer in the world.



INVESTMENT OVERVIEW

7-ELEVEN RIO GRANDE CITY, TX



CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$6,400,000

4.00% CAP

NOI

\$256,000.08

Building Area

±4,690 SF

Land Area

±1.22 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New 15-year corporate absolute NNN lease with RARE 7.5% rent increases every 5 years** in both the primary term and in renewal option periods.
- ✓ **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.
- ✓ **Strategically located along dense retail corridor surrounded by national retailers including;** Walmart, HEB Grocery, Chick-fil-A, Starbucks, McDonald's and others.
- ✓ **Excellent location** at the signalized intersection of Redwood Street and Highway 83 with traffic count of over 32,000 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 totalling \$1.9 trillion.
- ✓ **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 RIO GRANDE CITY, TX

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE

\$5.1 Billion

CREDIT RATING

AA-

LOCATIONS

70,000



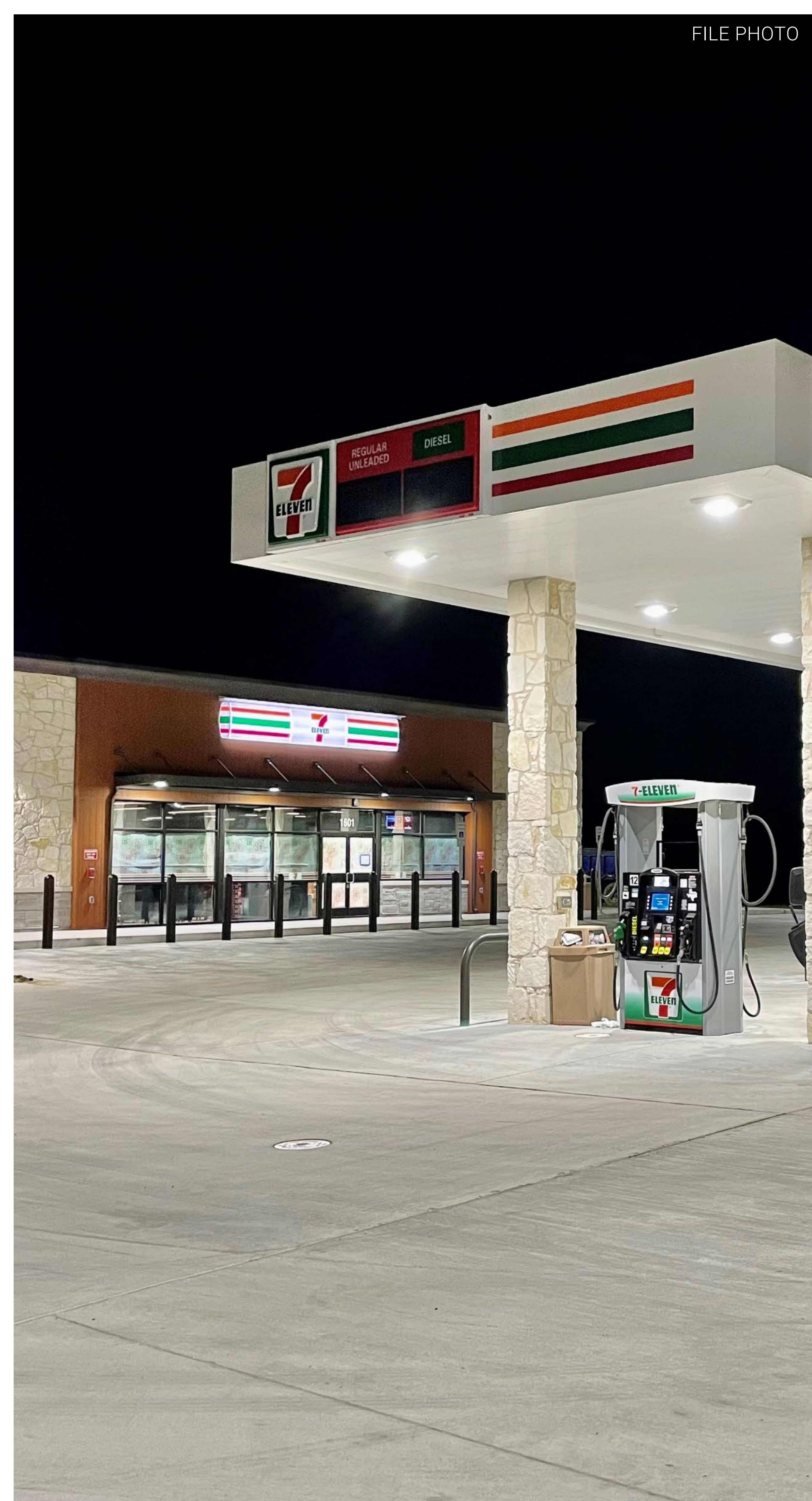
7-eleven.com

7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., and surpassed McDonald's in 2007 as the world's largest retailer.

7-Eleven is also one of the **nation's largest** independent gasoline retailers. The company's largest markets are in the **United States, Canada**, the Philippines, Hong Kong, Taiwan, **Malaysia and Thailand**.

7-Eleven Accolades include: **Ranked #1 on Entrepreneur magazine's** Top Global Franchises List; #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most **Popular Retail Companies**, and #2 in Forbes magazine's Top 20 Franchises to Start; 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 RIO GRANDE CITY, 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 RIO GRANDE CITY, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	Approx. 5/10/2022
Lease Expiration	Approx. 5/31/2037
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$256,000.08
Annual Rent YRS 6-10	\$275,199.96
Annual Rent YRS 11-15	\$295,839.96
Option 1	\$318,027.96
Option 2	\$341,880.00
Option 3	\$367,521.12
Option 4	\$395,085.96

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.



RIO GRANDE CITY
MUNICIPAL AIRPORT



±16,912 VPD

GENERAL RICARDO
SANCHEZ
(729 STUDENTS)

VETERANS
MIDDLE SCHOOL
(894 STUDENTS)



RINGGOLD
MIDDLE SCHOOL
(753 STUDENTS)



SOUTH TEXAS
COLLEGE



ROQUE GUERRA, JR.
ELEMENTARY SCHOOL
(754 STUDENTS)



STARR COUNTY
MEMORIAL HOSPITAL
(48 BEDS)



RINGGOLD ELEMENTARY SCHOOL
(465 STUDENTS)



REDWOOD STREET
±5,506 VPD

 **SUBJECT PROPERTY**
NEC REDWOOD ST. & HWY. 83



JOHN & OLIVE HINOJOSA ELEMENTARY SCHOOL
(486 STUDENTS)



DR. MARIO E. RAMIREZ
ELEMENTARY SCHOOL
(502 STUDENTS)

E US HIGHWAY 83
±48,080 VPD


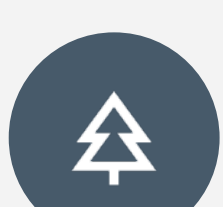


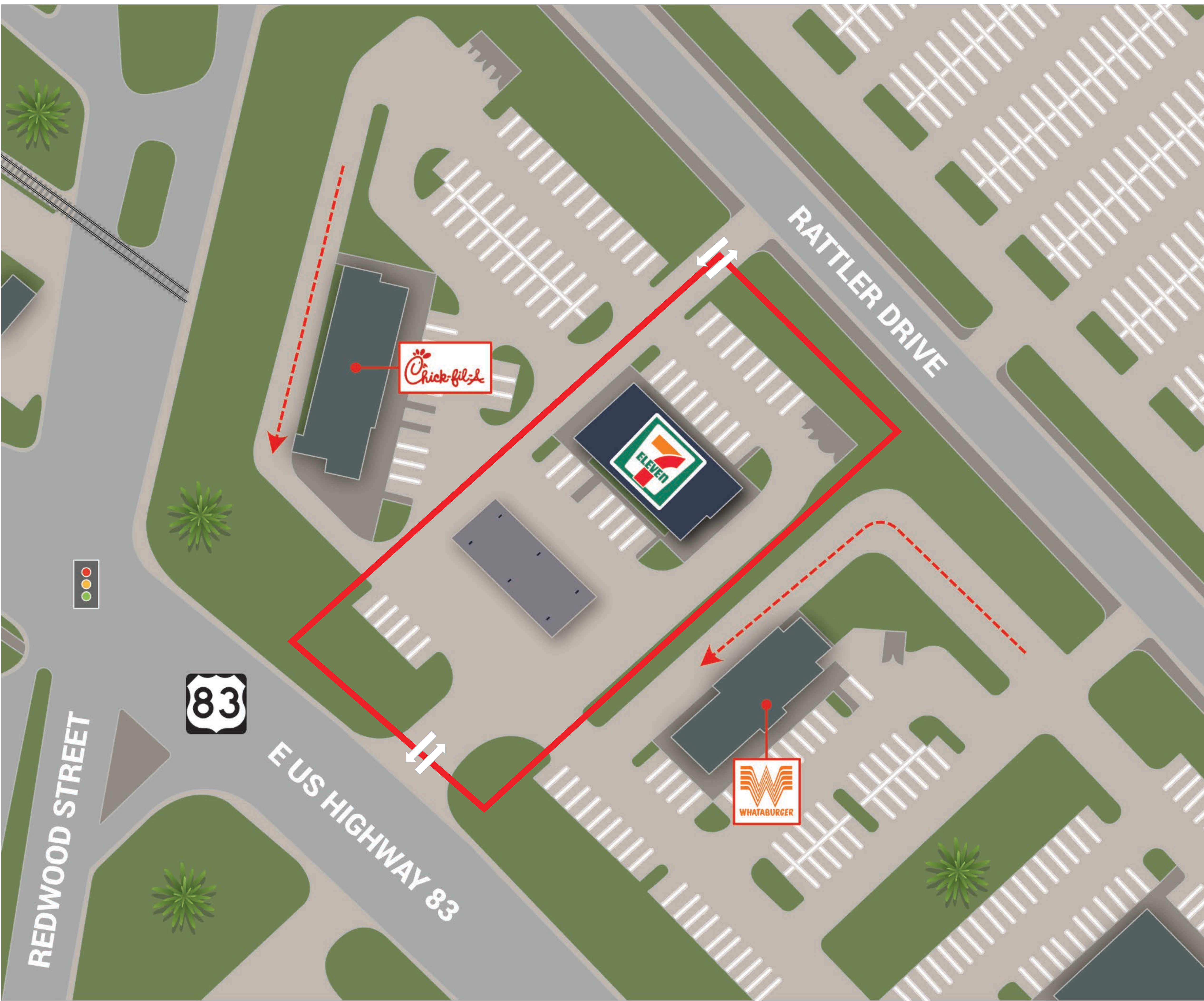
±2,954 VPD



SITE OVERVIEW

7-ELEVEN RIO GRANDE CITY, TX

	Year Built	2022
	Building Area	±4,690 SF
	Land Area	±1.22 AC



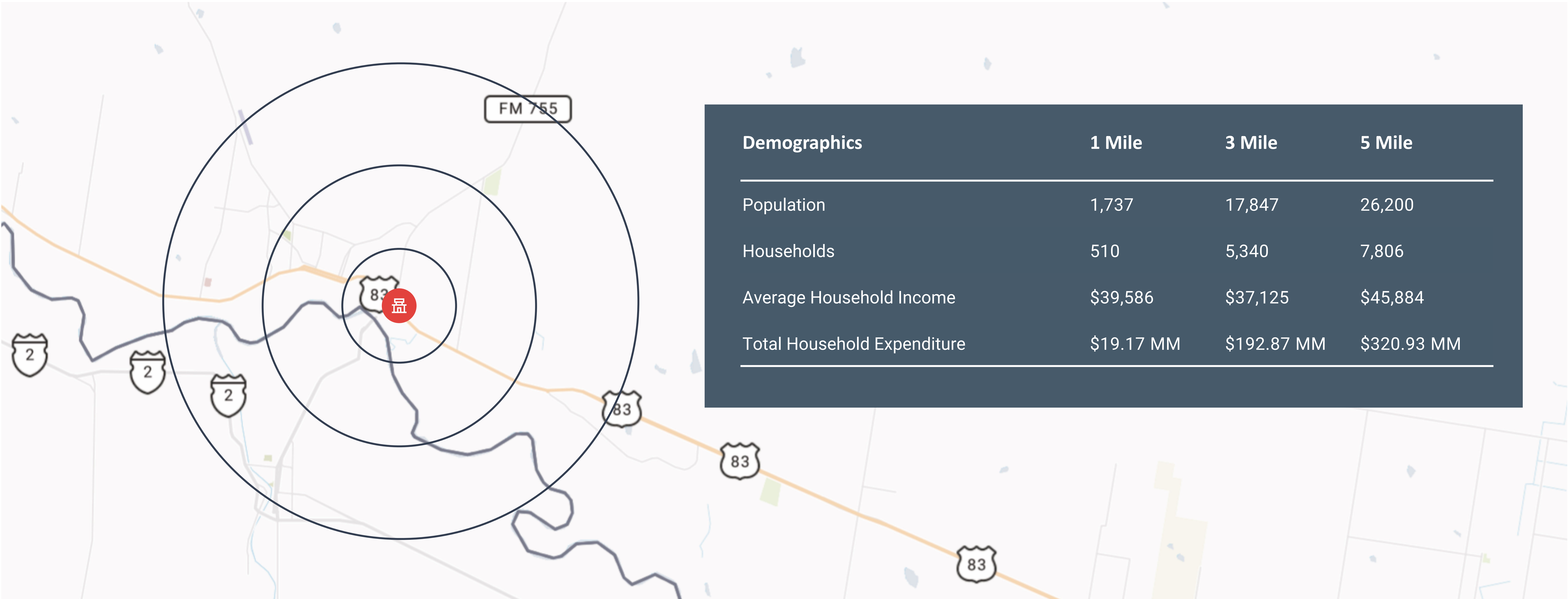
NEIGHBORING RETAILERS

- Walmart Supercenter
- H-E-B
- Dollar Tree
- Dollar General
- Hibbett Sports
- AMC Theatres
- U-Haul
- AutoZone Auto Parts
- O'Reilly Auto Parts
- Shoe Dept.



LOCATION OVERVIEW

7-ELEVEN RIO GRANDE CITY, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Edinburg Consolidated I.S.D (3600)

2. McAllen Independent School District (3595)

3. Edinburg Regional Medical Center (3000)

4. University of Texas Pan American (2850)

5. McAllen Medical Center (2800)

6. Hidalgo County (2211)
7. Mission Consolidated I.S.D (2140)

8. City of McAllen (1801)

9. Walmart (1000)

10.Columbia Rio Grande Regional Hospital (975)

11.South Texas College (811)

12.T-Mobile (720)
- 13.H-E-B (380)


14.Dillards (345)

15.Foleys (350)

LOCATION OVERVIEW


7-ELEVEN RIO GRANDE CITY, TX






Rio Grande City

Texas



15,317

Population



\$33,084

Median Household Income

#8 Safest Cities to Live in Texas

#8

12.03% Job Growth since 2014

12.03%

Rio Grande City, the county seat of Starr County and one of the oldest settlements in South Texas, is on the Rio Grande 100 miles from both Brownsville and Laredo in the extreme south central part of the county.

Today, Rio Grand City is a vibrant community rich in history and tradition.

Rio Grande City is ideally located between two of the fastest growing metropolitan areas in the United States.

Rio Grande City offers retail site opportunities combined with a population eager to spend at exciting new stores and restaurants.

Offering an international port, railway, airport, nearby interstate and deep water sea-port, and home to a world-class research university, a dynamic, young workforce and a cost-of-living well below the national average, Rio Grande City is strategically located between some of the fastest growing metro areas in North America. As a result, Rio Grande City EDC has teamed with Rio Grande City on a \$1.2 million dollar drainage improvement project to spur development of an expansive retail site in the city's trade area. In 2006, the Rio Grande City EDC sealed the deal on the city's largest entertainment venue. At 30,420 square feet, AMC-Rio Grande City offers nine screens of blockbuster films and comfortable reclined seating to the delight of local movie goers. Rio Grande City's educational opportunities continue to grow. Resident's support of South Texas College's 2013 Bond & Maintenance Election is resulting in almost \$25 million in construction and renovations at the Starr County Campus. In addition, Rio Grande City added Idea Academy, a public charter school, whose network schools have ranked among best and top performing schools in the U.S. by both The Washington Post and U.S. News and World Report to its K-12 programs.

10 SECURE NET LEASE

IN THE NEWS

7-ELEVEN RIO GRANDE CITY, TX

Escamilla: Rio Grande City has the potential to be another McAllen

STEVE TAYLOR, JUNE 26, 2021 (RIO GRANDE GUARDIAN)

Jose (Joe) Escamilla served as city manager of McAllen from December 1983 to September 1992. He was the first city manager of Rio Grande City when the town incorporated in the mid-1990s. He then worked for the Starr-Camargo International Bridge and is currently a member of the Starr County Industrial Foundation.

“I served the City of **McAllen for 28 years**, including a spell as city manager. I feel that this area (Rio Grande City) has as great or better **potential than McAllen** and the center of the Valley, simply because it is in a **direct line between Monterrey**, Houston and the northeast seaboard,” Escamilla said.

A veteran economic development leader says Rio Grande City has all the ingredients to grow as big as the city he once managed – McAllen, Texas.

Escamilla (pictured above) gave an **exclusive interview to the Rio Grande Guardian** following a recent groundbreaking ceremony for the much-anticipated Rio Grande Village retail project.

The project is being developed next to **U.S. 83** on land Escamilla persuaded landowner Bill Robertson to donate to Rio Grande City **25 years ago**.

“We started this project after the donation the land for FM 755 some **25 or 26 years ago**. At that time we put in the street light in front of the Walmart and that started the project,” Escamilla said.

“Phase 2 of FM 755 has been approved. They intend to start that, from what I understand, in September of this year and that will go south from the **intersection there at 83** and Redwood, down to the international bridge. That will be the next phase of it.”

Escamilla said he wanted to give a shoutout to landowner Robertson and to Pete Alvarez, the Pharr District director for the Texas Department of Transportation.

EXPLORE ARTICLE



Major retail development about to start in Rio Grande City

Luis Montoya, August 20, 2019 (RIO GRANDE GUARDIAN)

Starr County Industrial Foundation has announced that developers have finalized the acquisition of more than 150 acres of land in Rio Grande City.

Rose Benavidez, president of **Starr County Industrial Foundation (SCIF)**, said the two groups will master develop the mixed-use property to include retail, commercial, national restaurant chains, lodging, **office space and industrial facilities**, among other potential uses.

St. Ives Realty, LLC and Rio Grande Village, LLC, a Dallas based group of national developers, are planning a multi-million dollar investment on the land, which is opposite the Walmart on U.S. 83. In the first phase, 40 acres of mostly retail development is planned.

“Strategically located on premium frontage property off **of US Highway 83** in the Rio Grande City business district, this development will serve as a catalyst for economic growth and job creation for our community,” Benavidez predicted.

“This project is a result of years of **extensive negotiations and productive collaboration** that was only made possible with the support and partnership of the City of Rio Grande City, RGCEDC and the County of Starr.”

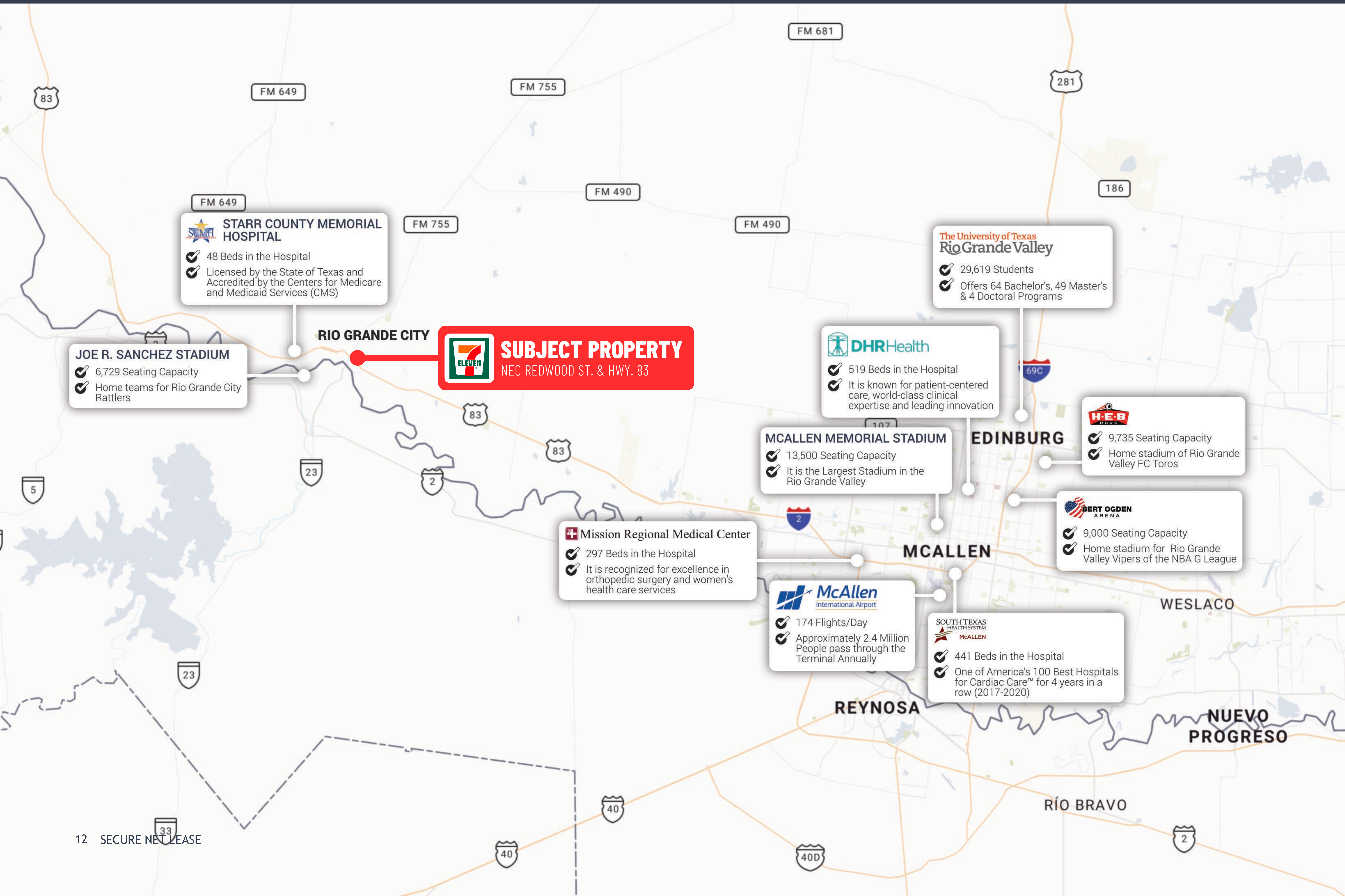
SCIF has been Starr County’s main **economic development corporation** for the past 40 years. The group has been working on the project with St. Ives Realty, Rio Grande City, Rio Grande City Economic Development Corporation and Starr County for much of the past decade. The work has included taking **approximately 90 acres** of land out of a flood plain. Starr County Judge Eloy Vera is delighted the deal with St. Ives Realty, LLC, and Rio Grande Village, **LLC, is finally complete**.

EXPLORE ARTICLE



MCALLEN-EDINBURG-MISSION

7-ELEVEN RIO GRANDE CITY, TX



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

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TEXAS DISCLAIMER

7-ELEVEN RIO GRANDE CITY, 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.