

7-Eleven®

LAREDO, TEXAS

TROPHY LOCATION / IDEAL 1031 OPPORTUNITY



Marcus & Millichap

THE DOUGHERTY TEAM

OFFERING MEMORANDUM



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Marcus & Millichap
THE DOUGHERTY TEAM



Walmart
Save money. Live better.

Starbucks
AT&T
JAMES AVERY
artisan jewelry

T-Mobile
GameStop
SportClips
(HAIRCUTS)

Independence Plaza
ULTA
BEAUTY
ROSS
DRESS FOR LESS
HOBBY LOBBY
The UPS Store
petco
Little Caesars
TJ-maxx
H-E-B

BEST BUY
DOLLAR TREE
CAVENDER'S
STEAK-HAUS
TACO BELL

CONCENTRIX

WELLS FARGO

Chili's

Jack
in the box

FALCON
INTERNATIONAL
BANK

Advance
Auto Parts

IBC
BANK

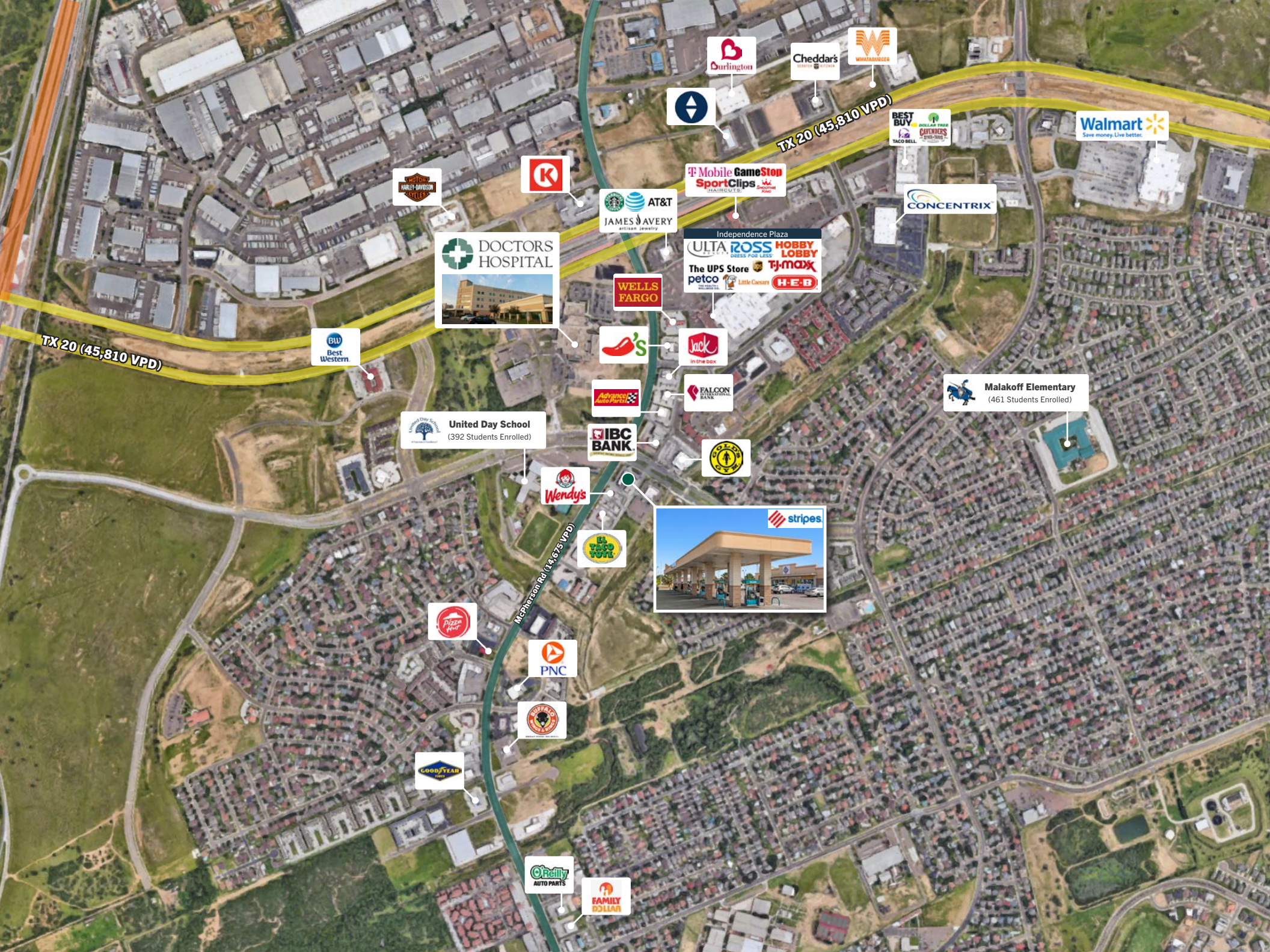
GOLD'S
GYM



WIKI DADDY'S
SAUCE HOUSE

McPherson Rd (14,675 VPD)

Wendy's



OFFERING SUMMARY

LAREDO, TX | WEBB COUNTY

PROPERTY ADDRESS

2441 San Isidro Parkway,
Laredo, TX 78045

OFFERING SUMMARY

Price	\$6,730,370
Cap Rate	4.25%
NOI	\$286,041
GLA	4,830 SF
Lot Size	1.15 Acres
Year Built	2004
Zoning	Commercial
Parking	15+/- Spaces



LEASE SUMMARY

Tenant	7-Eleven, Inc.
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant is Responsible
Base Lease Term	(20) Year Base Term
Lease Commencement	9/10/2004
Lease/ Rent Expiration	9/30/2029
Term Remaining	(8) Years
Rent Increases	0.68% Increase 10/1/2024 & 6% Increases in Option Periods
Options	Four, (5) Year Options
Credit Rating	A (S&P)

RENT SCHEDULE

BASE TERM	Dates	Annual Rent	\$/SF	Increase
Years 1-20 (Current)	9/10/2004 - 9/30/2024	\$286,041	\$59.22	-
Years 21-25	10/1/2024 - 9/30/2029	\$288,000	\$59.63	0.68%
OPTION TERMS				
Years 26-30 (Option 1)	10/1/2029 - 9/30/2034	\$305,280	\$63.20	6.00%
Years 31-35 (Option 2)	10/1/2034 - 9/30/2039	\$323,597	\$67.00	6.00%
Years 36-40 (Option 3)	10/1/2039 - 9/30/2044	\$343,013	\$71.02	6.00%
Years 41-45 (Option 4)	10/1/2044 - 9/30/2049	\$363,593	\$75.28	6.00%

THE OPPORTUNITY

7-ELEVEN - LAREDO, TX

ABOUT THE INVESTMENT:

- » Corporate Lease with approximately (8) Years Remaining on Term
- » Absolute (NNN) Lease with Zero Landlord Responsibilities
- » Strong Roots in Submarket having Operated at this Site since 2004
- » Essential Retailer: Tenant has been open, operating, and paying rent
- » Attractive Rental Increases of \$0.41/SF on October 1, 2024 & Six Percent (6%) in the Four, (5) Year Option Periods

LOCATION HIGHLIGHTS:

- » Centralized Location | The Site sits just (9) miles from Downtown Laredo & surrounded by numerous other national retailers including a Walmart Supercenter, a H-E-B Plus Grocer, Hobby Lobby, & numerous others
- » Highly Trafficked Location | 7-Eleven sits at the bustling intersection of San Isidro Parkway & McPherson Road seeing 14K Vehicles per Day
- » Strong, Middle-Class Demographics | Average Household Income is \$97K across a Population of 108K Residents within a 5-mile trade radius
- » Major Economic Drivers | Subject Site is surrounded by numerous consumer traffic generators including: Texas A&M International University – Nationally Recognized University with enrollments of over 8K Undergraduates in 2020
- » Laredo International Airport – Airport covering 1.8K acres of land with 142K projected passengers traveling through in 2021
- » Laredo Medical Center – Laredo's largest hospital—a 326-bed licensed acute care facility offering a range of inpatient and outpatient services

TENANT & BRAND HIGHLIGHTS:

- » Background – 7-Eleven was founded in 1927 and has over 68,000 locations across 17 countries globally today
- » Tenant Status – The 24 hours-a-day retailer is the world's largest operator, franchisor and licensor of convenience stores.
- » Track Record – 7-Eleven, Inc. has reported revenues of over \$5.1 Billion has an S&P Credit Rating of "A"
- » Tenant Accolades – Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start



LEASE ABSTRACT

7-ELEVEN - LAREDO, TX



Tenant	7-Eleven, Inc.
Guarantor	Corporate
Square Footage	4,830 SF
Commencement Date	September 10, 2004
Expiration Date	September 30, 2029
Initial Term	(20) Year Base Term
Option Notice	Tenant shall provide (180) days notice to Landlord
Estoppel/SNDA	Tenant shall provide certificate within (20) days of request
Taxes	Tenant is responsible for Real Estate Taxes
Insurance	Tenant is responsible for Insurance Expenses
CAM	Tenant is responsible for CAM Expenses
Utilities	Tenant is responsible for Utilities Expenses
Roof & Structure	Tenant is responsible for Roof & Structure repairs & replacements
Parking Lot	Tenant is responsible for Parking Lot repairs & replacements
HVAC (Maint & Replacement)	Tenant is responsible for HVAC repairs & replacements
Percentage Rent	Tenant shall pay Landlord, (4%) of Gross Sales less the Annual Base Rent, Annual Insurance Premiums, and Annual Real Estate Taxes
Permitted Use	Tenant may use the Premises for any lawful retail use
Sales Reporting	Tenant shall provide Gross Sales Report within (60) days following the expiration of the preceding Lease Year
Assignment Note	Tenant may not assign Lease without Landlord's consent; in event of assignment, Tenant will be relieved of its obligations under this Lease

SITE OVERVIEW

7-ELEVEN - LAREDO, TX



2004
YEAR BUILT



4,830sf
LEASABLE AREA



1.15 Acres
LAND AREA



15 Spaces
PARKING

MAJOR ROADWAYS

McPherson Rd: 14,675 VPD

Bob Bullock Loop: 45,810 VPD

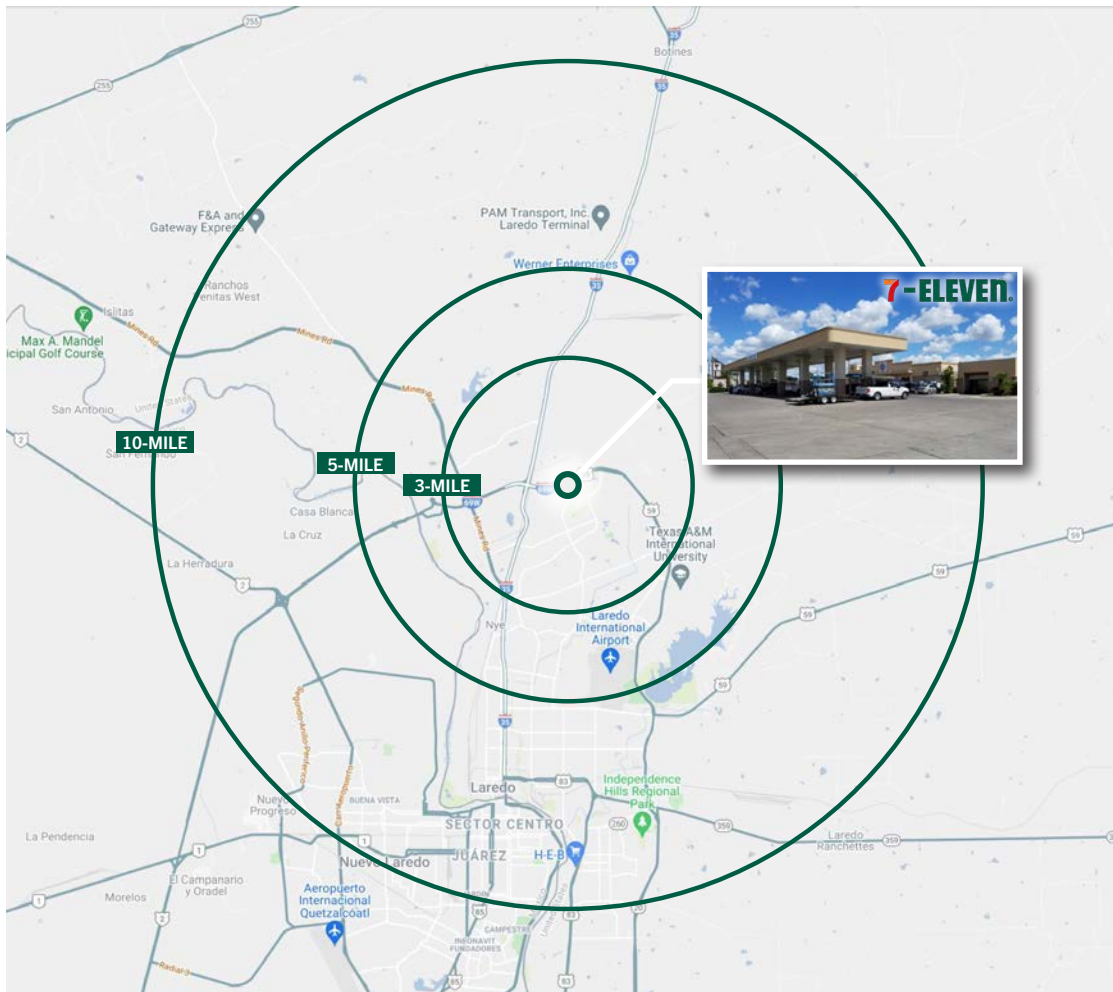
International Blvd: 11,305

NEARBY RETAILERS



LOCATION OVERVIEW

7-ELEVEN - LAREDO, TX



TOP 5 ZIP CODES

Who shop at 7-Eleven - Laredo

1. 78045 LAREDO, TX (37.52% of Customers)
2. 78046 LAREDO, TX (16.93% of Customers)
3. 78041 LAREDO, TX (12.07% of Customers)
4. 78043 LAREDO, TX (10.74% of Customers)
5. 78040 LAREDO, TX (7.79% of Customers)



LAREDO - TEXAS

Laredo is a city in and the county seat of Webb County, TX.

The city is on the southern end of I-35, which makes it close to the manufacturers in northern Mexico. It has four international bridges and one railway bridge.

TRADITIONAL DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2021 Population	13,660	63,755	107,900
2026 Projection	14,283	66,483	111,632
2010 Population	10,438	49,706	89,159
BUSINESS	1-MILE	3-MILE	5-MILE
2021 Est. Total Businesses	471	1,974	4,459
2021 Est. Total Employees	5,173	20,516	44,417
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2021 Households	3,985	18,772	31,413
2026 Projection	4,165	19,599	32,517
2010 Households	3,059	14,504	25,878
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$106,309	\$110,141	\$97,467
Median Household Income	\$90,650	\$91,124	\$80,502



63,700+
PEOPLE WITHIN 3 MILES



14,600+
VEHICLES PER DAY



\$110,100+
AVG HOUSEHOLD INCOME



1,974+
TOTAL BUSINESSES

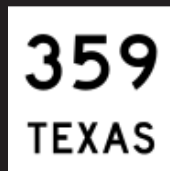
WEBB COUNTY

7-ELEVEN | LAREDO, TX

LOCAL SCHOOLS AND COLLEGES

SCHOOL NAME	STUDENTS ENROLLED
 Laredo College	8,307 Students
 Texas A&M International University	8,305, Students
 University of Texas Health Science Center	5,241 Students
 Cigarroa High School	8,305 Students

MAJOR TRANSPORTATION



MAJOR EMPLOYERS (WEBB COUNTY)



U.S. Customs and
Border Protection



LAREDO
COLLEGE
EST. 1947



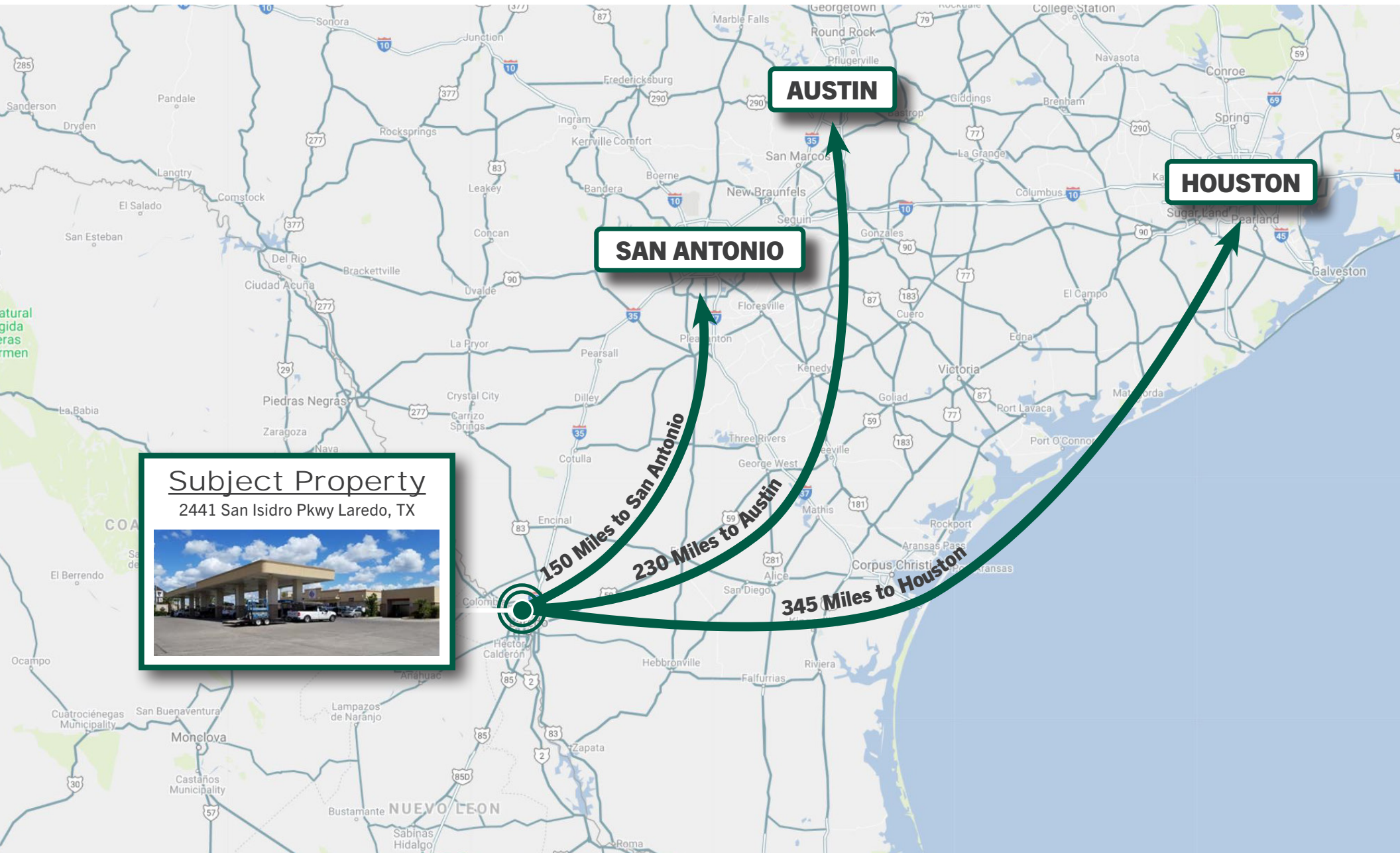
Laredo
MEDICAL CENTER

Walmart



LOCATION OVERVIEW

7-ELEVEN - LAREDO, TX



TENANT OVERVIEW

7-ELEVEN - LAREDO, TX



7-ELEVEN®

Dallas, TX

Headquarters

AA-

S&P Rating

1927

Founded

68,236

Locations

7-eleven.com

Website

About Us:

7-Eleven is the world's largest operator, franchisor and licensor of convenience stores. 7-Eleven operates, franchises, and licenses 68,236 stores in 17 countries as of June 2019 around the globe. The largest markets are Japan, the United States, Thailand, the Republic of Korea and Taiwan. 7-Eleven-branded stores operate under 7-Eleven Japan, who is a subsidiary of parent company, Seven & I Holdings Co, LTD, a Japanese diversified retail group that is currently the fifth-largest retailer in the world. The company originated in 1927 in Dallas, Texas, when an employee of what was Southland Ice Company began selling milk, eggs and bread from an improvised storefront in one of the company's ice houses.



IN THE NEWS

7-ELEVEN - LAREDO, TX



7-Eleven Pushes Into QSR With Plans for 150 Restaurants in 2021

Beth Ewen Oct 14, 2021



https://www.franchisetimes.com/franchise_news/7-eleven-pushes-into-qsr-with-plans-for-150-restaurants-in-2021/article_e94560e6-2d28-11ec-b0e6-a76165269eea.html



7-Eleven acquired its first restaurant brand, Laredo Taco Company, as part of a 1,000-store acquisition of Stripes convenience stores from Sunoco in 2018. “When I visited the stores, I got very excited. There’s a tremendous regard for these,” Tanco said. “We’re about to open five in Chicago,” to add to Texas, Colorado, Florida, Oklahoma, San Diego and Washington, D.C.

“Laredo Taco is a concept that’s applicable across the entire country. Our total sales are significantly up, and our margins up, in those stores with restaurants.”



**Made Right Here Road Trip
- Laredo w/ Sammy The House**

[Click Here To Watch](#)







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EXCLUSIVE OFFERING



EXCLUSIVE NET LEASE OFFERING

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License: 9002994*



Marcus & Millichap
THE DOUGHERTY TEAM



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS: .

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:**
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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7-Eleven®

LAREDO, TEXAS

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