



7-Eleven with Laredo Taco

\$6,669,000 | 4.35% CAP

135 E Ovilla Rd, Red Oak, Texas (Dallas - Fort Worth MSA)

- ✓ Brand New 15-Year Absolute NNN Corporate Lease with 7.5% Rent Increases Every 5 Years
- ✓ S&P A Credit Rating | \$44.93 B Market Cap
- ✓ Signalized, Hard Corner | Near Intersection of I-35 & Ovilla (130,000 Combined VPD)
- ✓ Strong Retail Corridor | Catty-Corner to Walmart Supercenter
- ✓ Explosive Growth in Immediate Trade Area | \$600M Google Center Coming Nearby

7-Eleven is the world's largest convenience store chain with more than **77,000 stores in 19 countries**, of which approximately **16,000 are in the U.S.** and Canada.



INVESTMENT OVERVIEW

7-ELEVEN RED OAK, TX

FILE PHOTO

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\$6,669,000

4.35% CAP

NOI

\$290,100

Building Area

±4,650 SF

Land Area

±2.54 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** August 2022
- ✓ **Brand new 15-year Corporate Absolute NNN lease**, with (4) 5-year renewal options and 7.5% rental increases every 5 years in both primary term and option periods.
- ✓ **Ideally situated at a signalized, hard corner** providing excellent access and visibility. Also sits just off of a major intersection of Interstate 35 and Ovilla Rd, which sees approximately 130,000+ vehicles per day.
- ✓ **Subject property is strategically located in a dense retail corridor** with national tenants including: Walmart Supercenter, Dollar Tree, Walgreens, Starbucks, Chick-fil-A, CVS, Whataburger, AutoZone Auto Parts, & More.
- ✓ **\$600 million Google center and 400,000 SF Compass Datacenter** are coming soon less than 1 mile away and will span over 390+ Acres .
- ✓ **Red Oak is located on the southern edge of Dallas** along I-35E – just 20-minutes from downtown Dallas and five minutes from I-20. Red Oak offers the advantages of suburban living as well as the convenience of urban shopping, and the quiet atmosphere provides opportunities for relaxed family enjoyment.
- ✓ **The Dallas-Fort Worth Metroplex is home to over 24 Fortune 500 Companies**, including: ExxonMobil, McKesson, AT&T, American Airlines, Southwest Airlines, Texas Instruments, and Kimberly-Clark.

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 RED OAK, TX

7-Eleven

Lessee: 7-ELEVEN, INC.

Guarantor: 7-ELEVEN, INC.

REVENUE

\$65.89 B (TTM)

CREDIT RATING

A

STOCK TICKER

SVNDY

LOCATIONS

77,000+



7-eleven.com

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.

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 approximately 77,000 stores in 19 countries, of which **approximately 16,000** are in the U.S. and Canada. These stores see approximately **65 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 **50 million members**, place an order in the 7NOW® delivery app in over **2,000 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN RED OAK, TX

A New Global 7-Eleven Emerges on the International Stage

GREG LINDENBERG, JANUARY 31, 2022 (CSP)

7-Eleven Inc. and Seven-Eleven Japan recently formed a new globally focused company, 7-Eleven International LLC (7IN).

Along with this change, the company is revitalizing its leadership team in support of **international growth** and enhancement of the 7-Eleven **brand worldwide**, it said. Joe DePinto, president and CEO of 7-Eleven Inc., Chris Tanco, executive vice president and COO, and Stan Reynolds, executive vice president and CFO, will **serve on the 7IN board** with Ken Wakabayashi (pictured), previously 7-Eleven Inc.'s **senior vice president** and head of international. The company has named Wakabayashi co-CEO of 7IN along with Shinji Abe of Seven-Eleven Japan.

7IN will be able to better leverage 7-Eleven's product development capabilities, digital technology and environmental, social and governance (ESG) initiatives while maintaining its position as a global brand, the company said.

"With this move, Ken will help lead the 7IN team to further our global growth strategy and provide **world-class value** and support to our international licensees and master franchisees," said DePinto.

As co-CEOs of 7IN, Wakabayashi and Abe will be responsible for all operations outside North America and Japan as well as for overseeing the 7-Eleven trademark globally. "This change reinforces 7-Eleven Inc.'s and Seven-Eleven Japan's commitment to the growth of the 7-Eleven brand and to providing value and support to our licensee and master franchisee organizations," said Wakabayashi. "We are well **positioned for growth and long-term value creation** as we focus on expanding the brand into new territories and provide an enhanced support structure for our existing territories."

EXPLORE ARTICLE



Grubhub now offers convenience store delivery in partnership with 7-Eleven

JOANNA FANTOZZI, FEBRUARY 15, 2022 (NATION'S RESTAURANT NEWS)

After a pilot test in New York City, Grubhub Goods is expanding to 3,000 locations around the country — covering most of Grubhub's markets — and offering items for delivery like energy drinks, toiletry items, and snacks delivered by Grubhub drivers.

"Diners have come to expect more choices when they land on Grubhub, including **convenience options**, which we see as a natural extension of our marketplace and a way to bring **more value** to the entire Grubhub ecosystem," Kyle Goings, director of **growth and new verticals** for Grubhub said in a statement.

Grubhub announced the launch of convenience store delivery in partnership with 7-Eleven, joining other third-party delivery services like DoorDash that have made the foray into service outside of restaurant partnerships.

"We've been working with 7-Eleven for years to offer their locations on the Grubhub marketplace, and it was a no-brainer to team up with the **convenience leader** again and bring their operational expertise and scale to Grubhub Goods."

In celebration of this new partnership, Grubhub is offering customers **50% off orders \$15 or more**.

Grubhub follows in the footsteps of DoorDash, which announced last summer the launch of **DoubleDash**, allowing customers to piggyback convenience store runs on top of their original restaurant order, and **they will arrive together**. DoorDash offers convenience items from 7-Eleven, Walgreens, Wawa, QuickChek, The Ice Cream Shop and company-run DashMart.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN RED OAK, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	August 2022
Lease Expiration	August 2037
Lease Type	Corporate Absolute NNN Lease
Rent Increases	7.5% Every 5 Years
Annual Rent YRS 1-5	\$290,100.00
Annual Rent YRS 6-10	\$311,857.56
Annual Rent YRS 11-15	\$335,246.76
Option 1	\$360,390.36
Option 2	\$387,419.64
Option 3	\$416,476.08
Option 4	\$447,711.72

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.



±36,445 VPD

35E

LA QUINTA
BY WYNDHAM

Walmart
Supercenter

Domino's

DICKEY'S
BARBECUE PIT

CHIPOTLE

STARBUCKS

WING STOP

UNITED STATES
POSTAL SERVICE

ups

Pizza
Hut

Chick-fil-
Express

PROSPERITY BANK

Chick-fil-
e

McDonald's

PANDA EXPRESS
CHINESE KITCHEN

WHATABURGER

CVS pharmacy

BURGER
KING

Walgreens

Arby's

Church's
STEAKERY

TACO
BELL

Brookshire's
food & pharmacy

Little Caesars

GNC

AT&T

Denny's

DQ

Comfort
INN

RED OAK TOWN VILLAGE
APARTMENTS
(312 UNITS)

BURNEY LANE

DOLLAR TREE
ANYTIME
FITNESS

SOUTH MEADOWS
APARTMENTS
(113 UNITS)

ACE
Hardware

State Farm

COMMUNITY NATIONAL
BANK

AutoZone

664

E OVILLA ROAD
±36,024 VPD

DOLLAR GENERAL

FARMERS
INSURANCE

KFC

7
ELEVEN

SUBJECT PROPERTY
135 E OVILLA RD.

540 NEW
RESIDENTIAL LOTS

SCHUPMANN
ELEMENTARY SCHOOL
(411 STUDENTS)

768 NEW
RESIDENTIAL LOTS

LEGACY SQUARE
70 ACRE MIXED
USE DEVELOPMENT

Walmart
Supercenter

BURNEY LANE

COMPASS
225 ACRE
COMPASS
DATACENTER

GOOGLE
166 ACRE
GOOGLE CENTER

677 NEW
RESIDENTIAL LOTS



SUBJECT PROPERTY

135 E OVILLA RD.

E OVILLA ROAD
±36,024 VPD

±94,448 VPD

481 NEW
RESIDENTIAL LOTS

N CENTRAL BOULEVARD
±10,521 VPD

71 NEW
RESIDENTIAL LOTS

RED OAK EASTRIDGE
ELEMENTARY SCHOOL
(451 STUDENTS)

SHIELD
ELEMENTARY SCHOOL
(580 STUDENTS)

RED OAK
ELEMENTARY SCHOOL
(603 STUDENTS)

24 NEW
RESIDENTIAL LOTS

342
TEXAS

RED OAK
HIGH SCHOOL
(1,835 STUDENTS)

LIFE SCHOOL
RED OAK
(1,030 STUDENTS)

77

1,385 NEW
RESIDENTIAL LOTS

RED OAK
MIDDLE SCHOOL
(1,378 STUDENTS)

H A WOODEN
ELEMENTARY SCHOOL
(552 STUDENTS)

2377
FARM ROAD

±6,147 VPD

SITE OVERVIEW

7-ELEVEN RED OAK, TX



Year Built

2022



Building Area

±4,650 SF



Land Area

±2.54 AC



Pumps

7

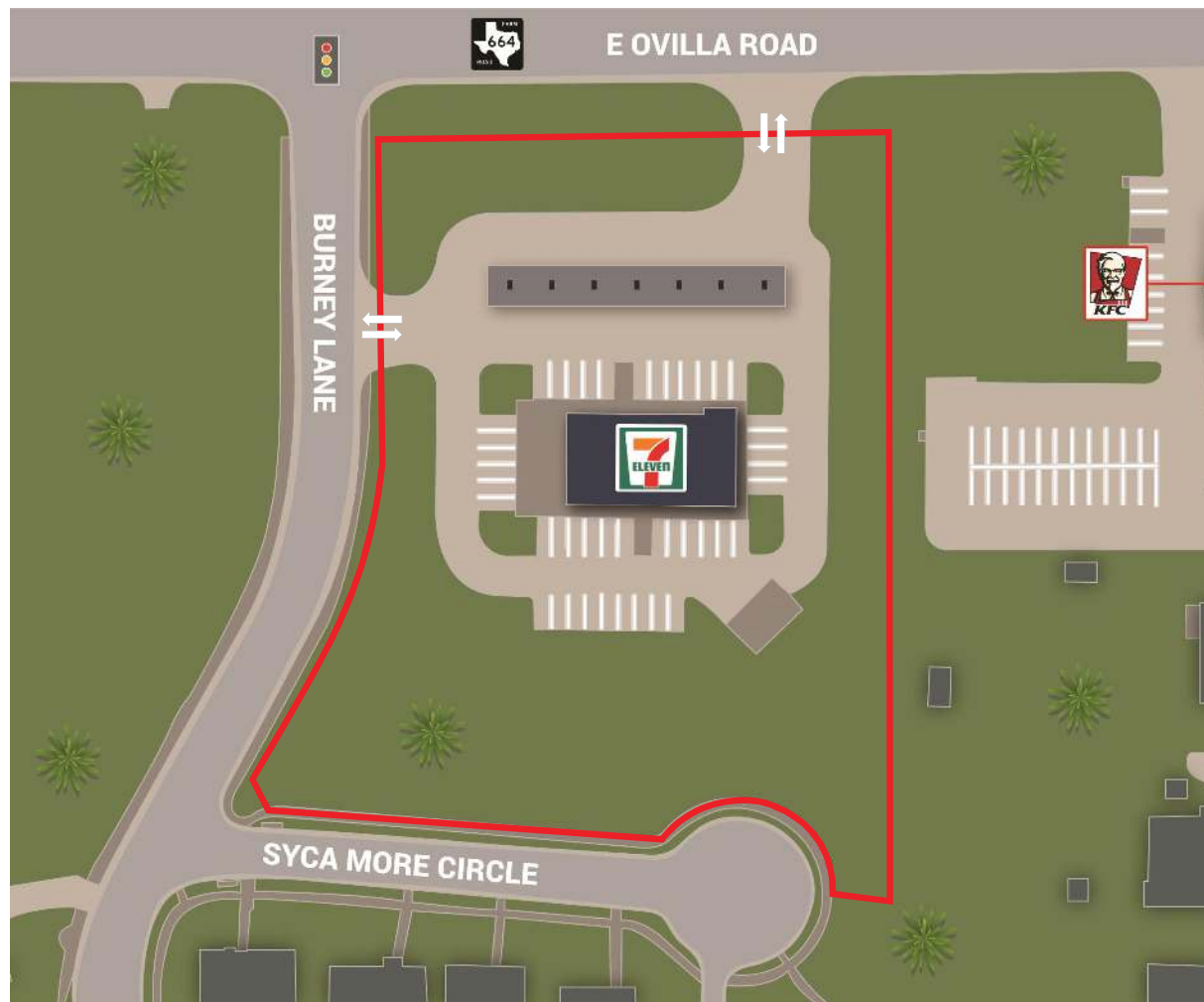


Fueling Positions

14

NEIGHBORING RETAILERS

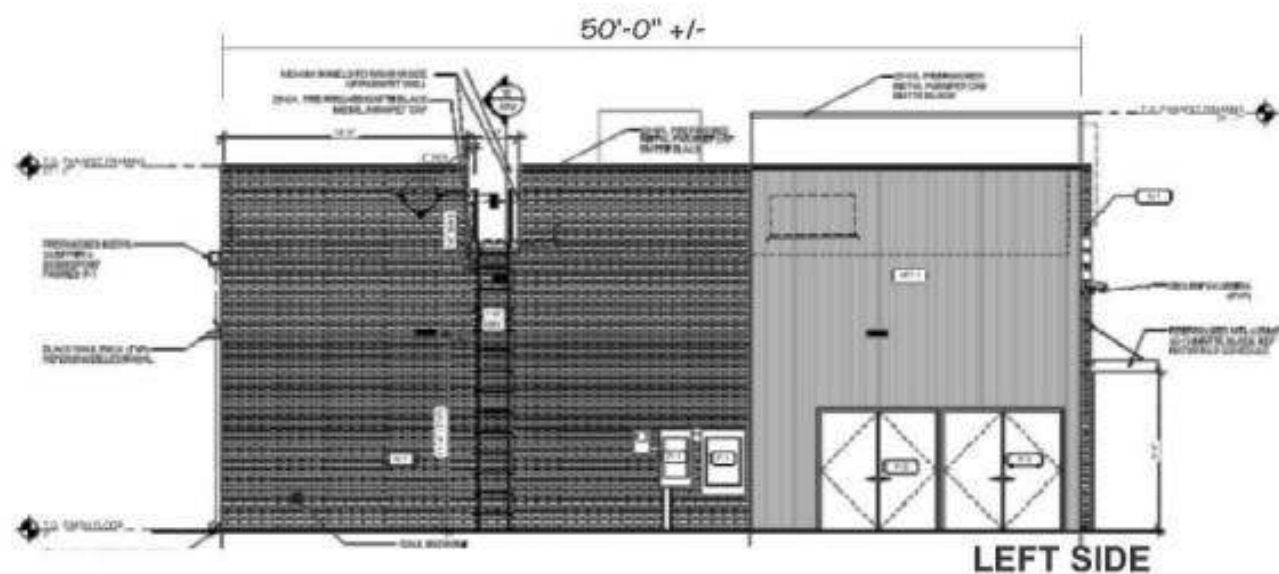
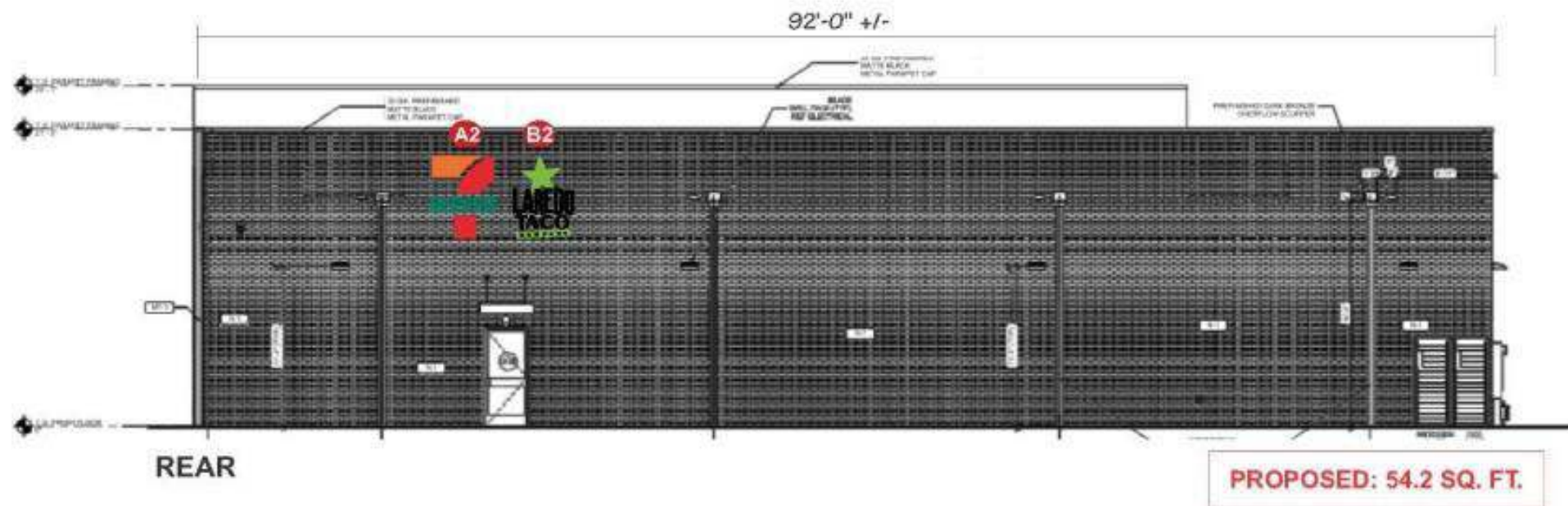
- Walmart Supercenter
- AutoZone
- Walgreens
- McDonald's
- Whataburger
- Brookshire's
- Chick-Fil-A
- Chipotle
- Starbucks
- United States Postal Service





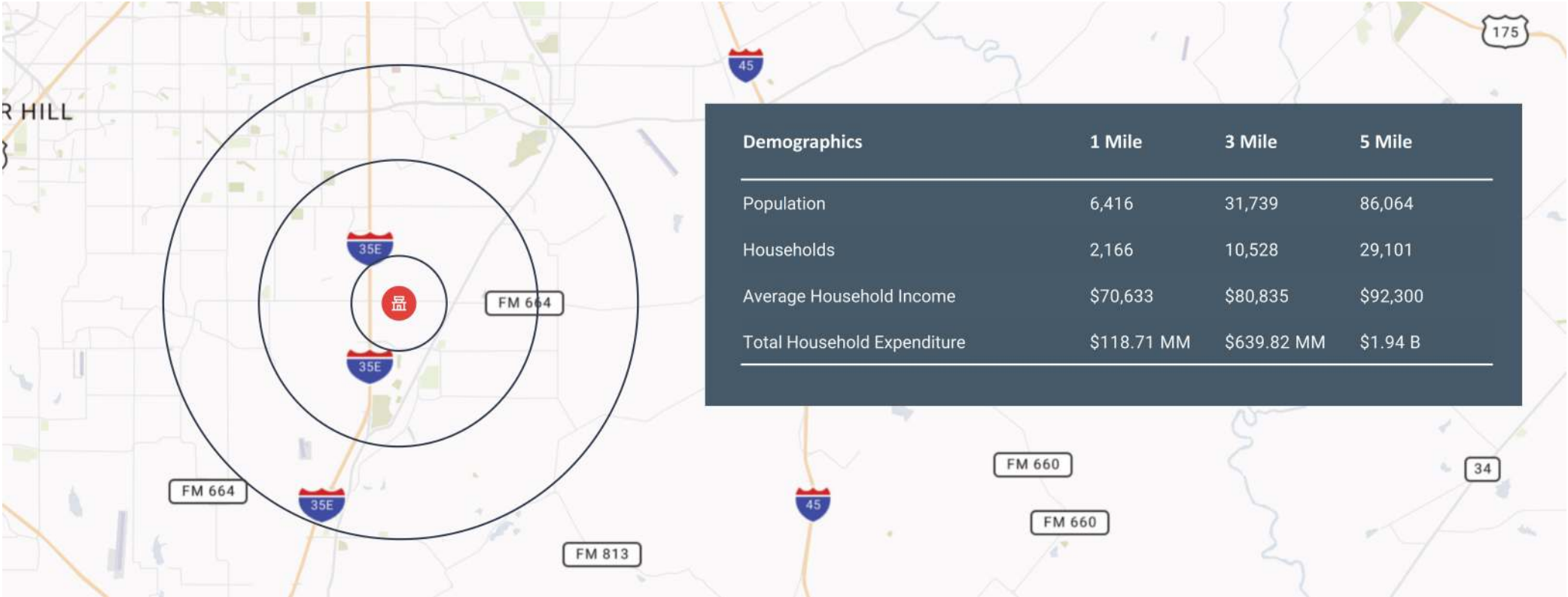
ELEVATIONS

7-ELEVEN RED OAK, TX



LOCATION OVERVIEW

7-ELEVEN RED OAK, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Red Oak ISD (863)
2.

Bombardier Aircraft Corporation (500)
3.

Qarbon Aerospace (400)
4.

Walmart Supercenter (328)
5.

City of Red Oak (112)
6.

Red Oak Health & Rehab Center (105)
7.

Life School Elementary (103)
8.

Brookshire's Grocery (95)
9.

Life School Central Office (79)
10.

National Freight Industries (75)
11.

TSTC North Texas (47)
12.

Knapheide Truck Equipment (45)
13.

CVS Pharmacy (25)
14.

Baylor Family Medical (22)

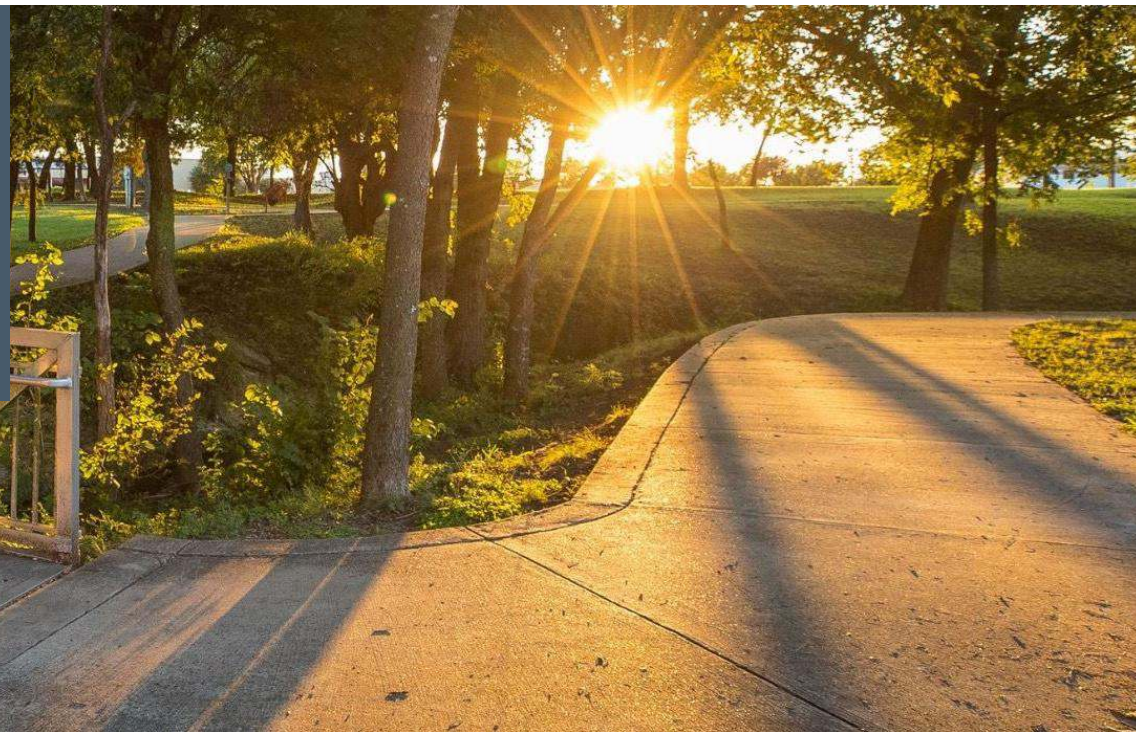
LOCATION OVERVIEW

7-ELEVEN RED OAK, TX

Red Oak Texas

 **12,724**
Population

 **\$71,957**
Median Household Income



Red Oak ISD is rated a
Top 10% District in TX.

TOP 10%

Located 20-miles south of
Dallas, TX

20-MILES

Red Oak is a city in Ellis County, Texas.

It is part of the Dallas-Fort Worth metropolitan area. It is a thriving community and only 19 miles south of Downtown Dallas.

Red Oak had a population increase of 15.1% since 2014.

Interstate 30 runs through the middle of the city making transportation easy and accessible. The city's exciting local attractions and activities make it the perfect place for any business to thrive.

There are various attractions that bring visitors to the streets of Red Oak. One of the most exciting things to do in the city is to visit the Texas Motorplex. This quarter mile drag racing facility annually hosts the AAA Texas NHRA Fall Nationals every October. Hundreds of professional and amateur drag racers come from all over the country to compete for over \$2 million in prize money. Over half a million people visit the racetrack every year, which strongly boosts Red Oak's economy. Another popular attraction in the area is to visit Lake Bardwell. The lake itself boasts over 3,500 acres and is one of the largest attractions in the whole county. Annual attendance greatly exceeds over 500,000 and brings in families from all over the US. The lake offers various activities such as fishing, swimming, boating, and skiing. More than 1,800 acres of land surround the lake and is used for camping or picnics. There is even a marina to rent paddle boats. Red Oak is also home to Ennis All-Star Bowl. This center hosts dozens of bowling lanes, a snack bar, laser tag, a sports bar, and a large arcade. Ennis All-Star Bowl is open through the night and offers live music with a dance floor, making it the place to be on a night out with the family.

IN THE NEWS

7-ELEVEN RED OAK, TX

Red Oak Council Rezoning Could Bring in Big-Box Retailer

CHRIS ROARK, MARCH 17, 2022 (WAXAHACHIE DAILY)

The Red Oak City Council on Monday approved a rezoning request that could pave the way for the city’s next big retailer.

The council approved the rezoning of **26.7 acres of land** at the northeast intersection of Interstate 35E and Red Oak Road, south of the Hamptons event venue, from Agricultural to Planned Development-137.

The rezoning will allow the landowner to market the property, and project leaders said the goal is to create a **shopping center that is anchored by a big-box store**.

Red Oak Compliance Solutions, a leader in advertising compliance technology for the financial services industry, has been named to The Financial Times list of The Americas' Fastest Growing Companies 2021.

A concept plan shows two sections of the property. The section on the southwest end of the property would be for general retail, such as small shops, businesses and restaurants. Two drive-thru restaurants would be allowed. A gas station would also be allowed.

The second section, located on the northeast of the property, would allow for a **100,000-square-foot** big-box store.

"It could be a **grocery store**, it could be home improvement, it could be a number of different users," said Matthias Haubert, senior project manager for Bohler Engineering on behalf of the property owner. "The only big item that we've tied down is the size. We're going to hit that **100,000 square feet**. That's what we're after to attract that big-box user."

Council members supported the project, saying it would bring in a retailer to **go along with Walmart, its primary retailer**.

EXPLORE ARTICLE

Red Oak to be Home to 2nd Google Data Center in Ellis County

TRAVIS SMITH, JULY 16, 2019 (WAXAHACHIE DAILY)

It has quickly become apparent that Google has chosen Ellis County as its newest unofficial hub following a unanimous vote by commissioners Tuesday.

Just as the foursome had previously decided in late July 2018, Ellis County commissioners approved a 10-year tax abatement agreement between the county and Alamo Mission LLC, **which represented Google** as a shell company throughout the negotiation process. For historical reference, Google operated under the umbrella of Sharka LLC during the mediations with the City of Midlothian that led to that project's groundbreaking.

A second difference in the two contracts is that Google has already agreed to invest an initial \$600 million minimum into the Red Oak facilities; whereas the Midlothian contract called for an initial \$500.

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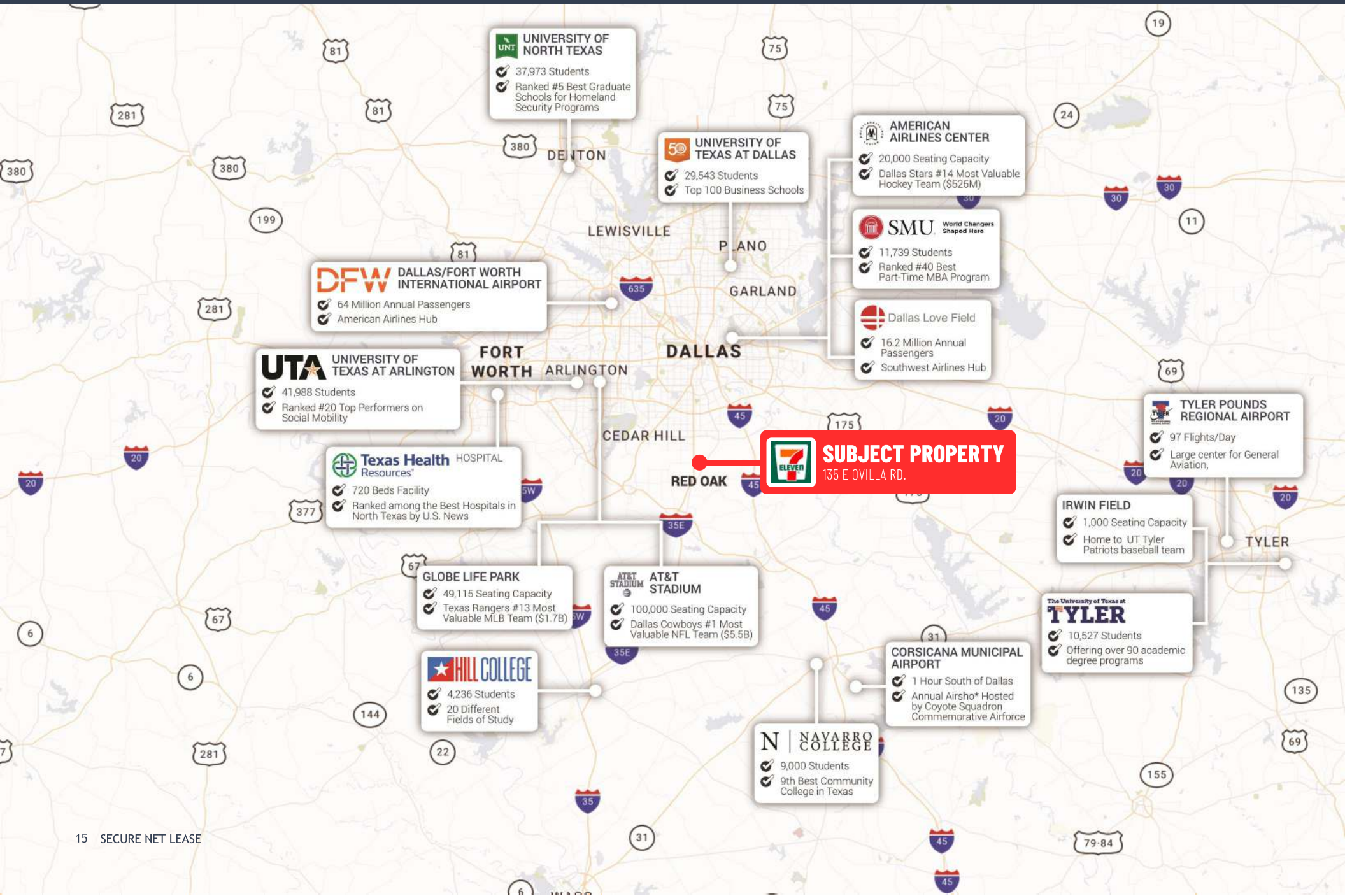
There is also no limit — outside of acreage — to the number of phases for either project and the abatement applies to all stages of the data center's expansion.

"Although we are still early in the process, we are extremely excited about the possibility of a second Ellis County Google site here in Red Oak," stated Red Oak mayor Mark Stanfill in a media release. "[...] Google is a great corporate citizen that gives back to communities in which they are located. We hope to establish a long term relationship with them that will benefit Red Oak and Ellis County for years to come."

EXPLORE ARTICLE

DALLAS-FORT WORTH METRO

7-ELEVEN RED OAK, TX



7-ELEVEN
SUBJECT PROPERTY
135 E OVILLA RD.

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

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Bob Moorhead

Managing Partner
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TEXAS DISCLAIMER

7-ELEVEN RED OAK, 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.