



# 7-Eleven with Laredo Taco

**\$6,667,000 | 4.35% CAP**

4821 Ayers St., Corpus Christi, TX 78415

- ✓ **Brand New 15-Year Corporate Guaranteed NNN Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - Sitting on 2.25 AC Parcel, New Store features a Laredo Taco, 48 Parking Spaces, and 8 MPDs.
- ✓ **Excellent Traffic Counts with Superb Access** - Subject property has phenomenal exposure to 150,000+ vehicles per day with direct access to State Highways 358 and 286.
- ✓ **Close Proximity to Retail Trade Areas** - Anchor tenants include HEB, Walmart, and Home Depot.
- ✓ **Corpus Christi ranks 8th in Private U.S. Investments** made over the past decade. The Energy and Manufacturing sector alone attracted over \$51 Billion.



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    CORPUS CHRISTI, TX



## CONTACT FOR DETAILS

Edward Benton

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

# \$6,667,000

## 4.35% CAP

NOI

\$290,004

Building Area

±4,650 SF

Land Area

±2.25 AC

Year Built

2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** June 23, 2022
- ✓ **Brand New 15-Year Corporate Guaranteed NNN Lease**, with (4) 5-Year Renewal Options and 7.5% Rental Increases Every 5 years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - On a 2.25 AC Parcel, Subject Property features 7-Eleven's restaurant concept, Laredo Taco, 48 Parking Spaces and 8 Gasoline MPDs.
- ✓ **High Traffic Highway Location with Phenomenal Access** from State Highway 358 (81,270 VPD), State Highway 286 (65,560 VPD), and Ayers St (6,500 VPD). Nearby retailers include HEB, Walmart, Walgreens, and Home Depot.
- ✓ **Adjacent to Recently Constructed Exchange Between SH 358 and SH 286.** The Revamped Exit Ramp provides Ideal Retail Corridor Opportunities along the recently widened Ayers St.
- ✓ **Located Inside the Bayside Area Development Plan**, a 20-year initiative that gives guidance for future development in the area and identify opportunities in one of Corpus Christi's most populated areas.
- ✓ **Corpus Christi ranks 8th in Private U.S. Investments** made over the past decade. The Energy and Manufacturing sector alone attracted over \$51 Billion. Corpus Christi benefits from a robust tourism industry contributing to over \$1.5 Billion in annual economic impact and is home to The Port of Corpus Christi - the #1 Crude Oil Exporter in the US (159.7 Million Tons in 2020).

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 CORPUS CHRISTI, TX

## 7-Eleven

**Guarantor:** 7-Eleven, Inc.

REVENUE  
**\$36.1 B**

CREDIT RATING  
**A**

STOCK TICKER  
**SVNDY**

LOCATIONS  
**72,800+**



[7-eleven.com](https://www.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 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 CORPUS CHRISTI, TX

## 7-Eleven Charges Forward with Installation of 500 Electric Vehicle Ports by End of 2022, Providing Convenient Charging Options that Drive a More Sustainable Future

JUNE 1, 2021 (7-ELEVEN CORPORATE)

Owned and operated by 7-Eleven, the new DCFC ports will increase convenient charging options for EV drivers by adding to the company's existing 22 charging stations located at 14 stores in four states.

Once this expansion is complete, the company will have **one of the largest and most compatible fast-charging systems** of any retailer in the U.S. "7-Eleven has always been a leader in new ideas and technology to better serve the needs of our customers," said 7-Eleven President and CEO Joe DePinto.

7-Eleven, Inc. is accelerating its environmental ambitions. The iconic retailer is undertaking a massive installation project, with a goal of building at least 500 Direct Current Fast Charging (DCFC) ports at 250 select U.S. and Canada stores by the end of 2022.

Additionally, the company recently **"doubled-down"** on its original commitment and pledged to meet a **50 percent reduction of CO2** emissions by 2030. 7-Eleven set ambitious and measurable sustainability goals in 2016 as part of the company's commitment to operating a globally sustainable business. To help address the challenge created by climate change, the company planned to achieve a **20% reduction of CO2 emissions** from its stores by 2027. Instead, 7-Eleven reached this **20% reduction goal in 2019**, eight years ahead of schedule. This CO2 reduction equals the carbon sequestered by more than **349,000 acres** of U.S. forests in one year.

EXPLORE ARTICLE



## 7-Eleven Expands Mobile Checkout Feature to Thousands of US Stores

JULY 13, 2021 (7-ELEVEN CORPORATE)

The frictionless shopping experience is a benefit of 7-Eleven's award-winning 7Rewards® loyalty program where members (rather, more than 50 million of them) can earn and redeem points on product purchases and receive coupons and promotional pricing.

As an incentive to try Mobile Checkout, for a limited time, 7-Eleven **is offering 10x the rewards** points for every purchase made using the new feature in the app.

7-Eleven was the **first convenience store** chain to develop proprietary technology for a full frictionless shopping experience from start to finish. Mobile Checkout works on both Android and iOS devices and is available for most **7-Eleven merchandise that has a bar code**. The company plans to expand Mobile Checkout to all US **stores by the end of 2022**.

7-Eleven, Inc. has expanded its new Mobile Checkout contactless shopping solution to an additional 2,500+ stores across the U.S. Using the 7-Eleven app, customers can quickly scan items and pay for purchases without ever standing in a checkout line. Mobile Checkout is now available in more than 3,000 participating 7-Eleven stores in 32 states including Washington, D.C.

"After over a year of living through the pandemic, Americans have a new perception of what convenience looks like. For many, it's a contactless **shopping experience without waiting in line**," says 7-Eleven Digital Senior Vice President Raghu Mahadevan. "Luckily, we were already testing Mobile Checkout and had begun **expanding 7NOW home delivery** to hundreds of markets before lockdowns occurred. It's what people expect from the world's leading convenience store — we plan to exceed those expectations and take the **in-store shopping experience to the next level**."

EXPLORE ARTICLE





# LEASE OVERVIEW

7-ELEVEN    CORPUS CHRISTI, TX

Initial Lease Term	15-years, Plus (4), 5-year Renewal Options
Rent Commencement	June 23rd, 2022 (Est.)
Lease Expiration	June 2037 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent Yrs 1-5	\$290,004.00
Annual Rent Yrs 6-10	\$311,754.00
Annual Rent Yrs 11-15	\$335,135.04
Option 1	\$360,271.08
Option 2	\$387,291.00
Option 3	\$416,338.08
Option 4	\$447,563.04

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.





JOHN F KENNEDY  
ELEMENTARY SCHOOL  
(570 STUDENTS)

STUDENT SUPPORT  
CENTER (CORPUS  
CHRISTI I.S.D.)  
(102 STUDENTS)



DOLLAR GENERAL



HOUSTON  
ELEMENTARY SCHOOL  
(396 STUDENTS)



at home



GARCIA  
ELEMENTARY SCHOOL  
(577 STUDENTS)



cricket  
wireless



RAINBOW COVE  
APARTMENTS  
(43 UNITS)



metro  
by T-Mobile

Advance  
Auto Parts

Walgreens

MOODY  
HIGH SCHOOL  
(1,614 STUDENTS)



**SUBJECT PROPERTY**  
4821 AYERS ST.



FANNIN  
ELEMENTARY SCHOOL  
(450 STUDENTS)



DISCOUNT  
TIRE

Walmart  
Supercenter

SOUTH TEXAS VOCATIONAL  
TECHNICAL INSTITUTE  
(383 STUDENTS)

AMC  
THEATRES



HOMewood  
SUITES



cricket  
wireless



WINDRUSH  
APARTMENTS  
(160 UNITS)

H-E-B



LEGACY  
APARTMENT HOMES  
(106 UNITS)

FAMILY DOLLAR

SOUTH PARK  
MIDDLE SCHOOL  
(432 STUDENTS)

BIG O TIRES  
AND SERVICE CENTERS



T-Mobile



GOLDEN  
CHICK



EVELYN PRICE  
PARK

HICKS  
ELEMENTARY SCHOOL  
(704 STUDENTS)

LEXINGTON MANOR  
APARTMENTS  
(153 UNITS)



358  
TEXAS

286  
TEXAS



LOS ENCINOS  
ELEMENTARY SCHOOL  
(404 STUDENTS)



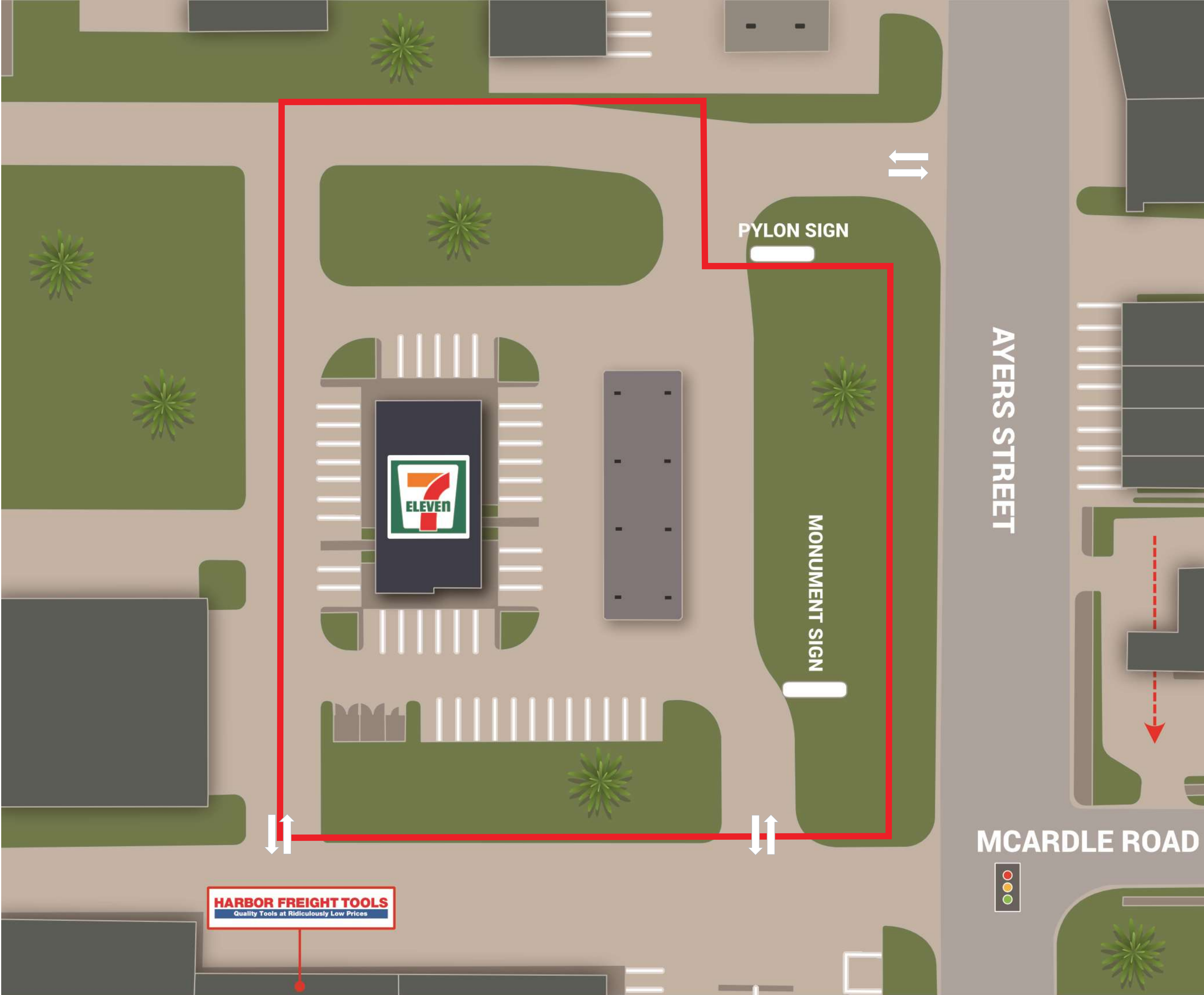
# SITE OVERVIEW

7-ELEVEN CORPUS CHRISTI, TX

	Year Built	2022
	Building Area	±4,650 SF
	Land Area	±2.25 AC
	Pumps	8
	Fueling Positions	16

## NEIGHBORING RETAILERS

- The Home Depot
- Walmart Supercenter
- Dollar General
- Advance Auto Parts
- O'Reilly Auto Parts
- H-E-B
- DD's Discounts
- AMC Theatres
- Citi Trends
- At Home

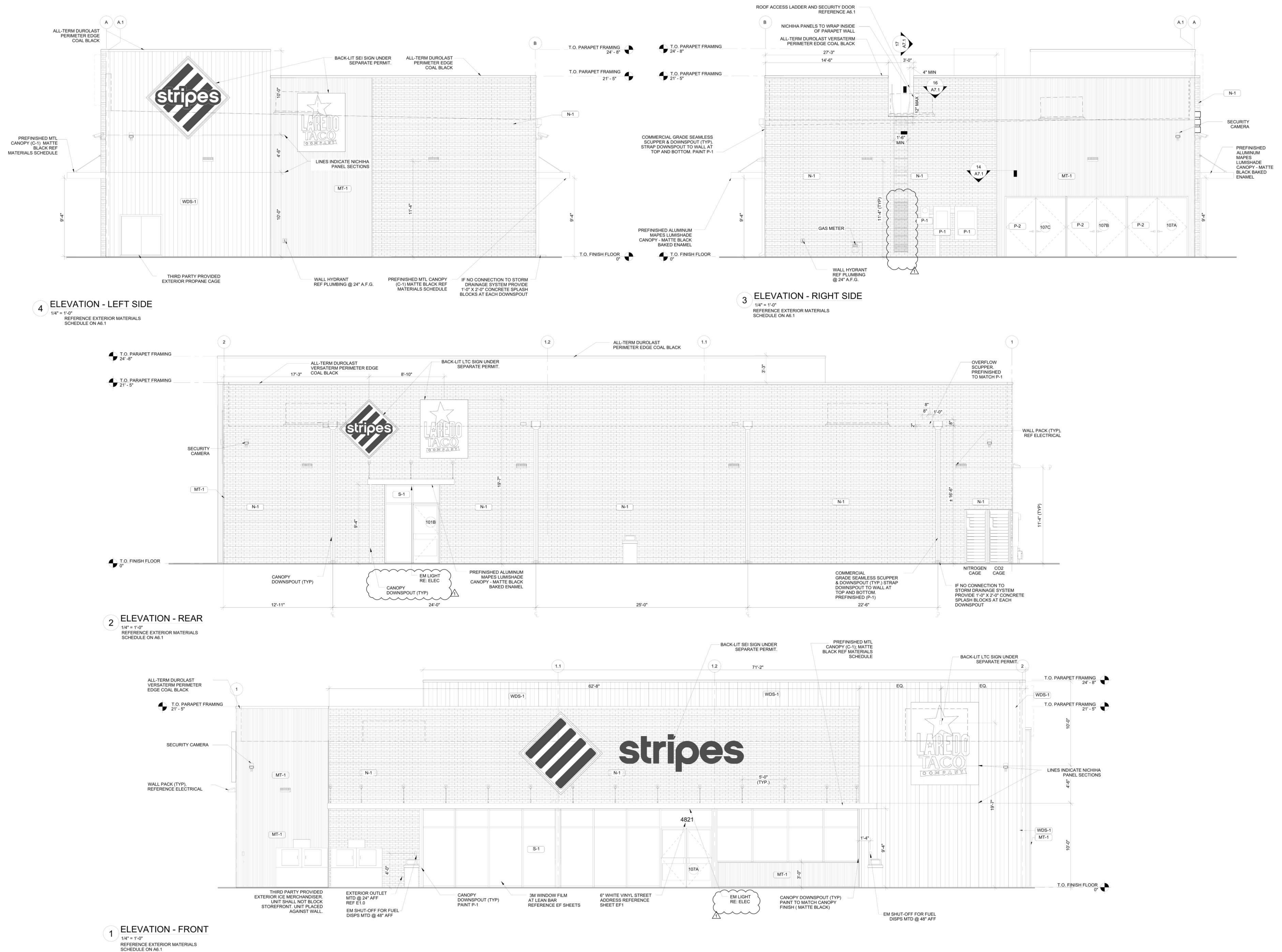


FILE PHOTO



## SITE OVERVIEW

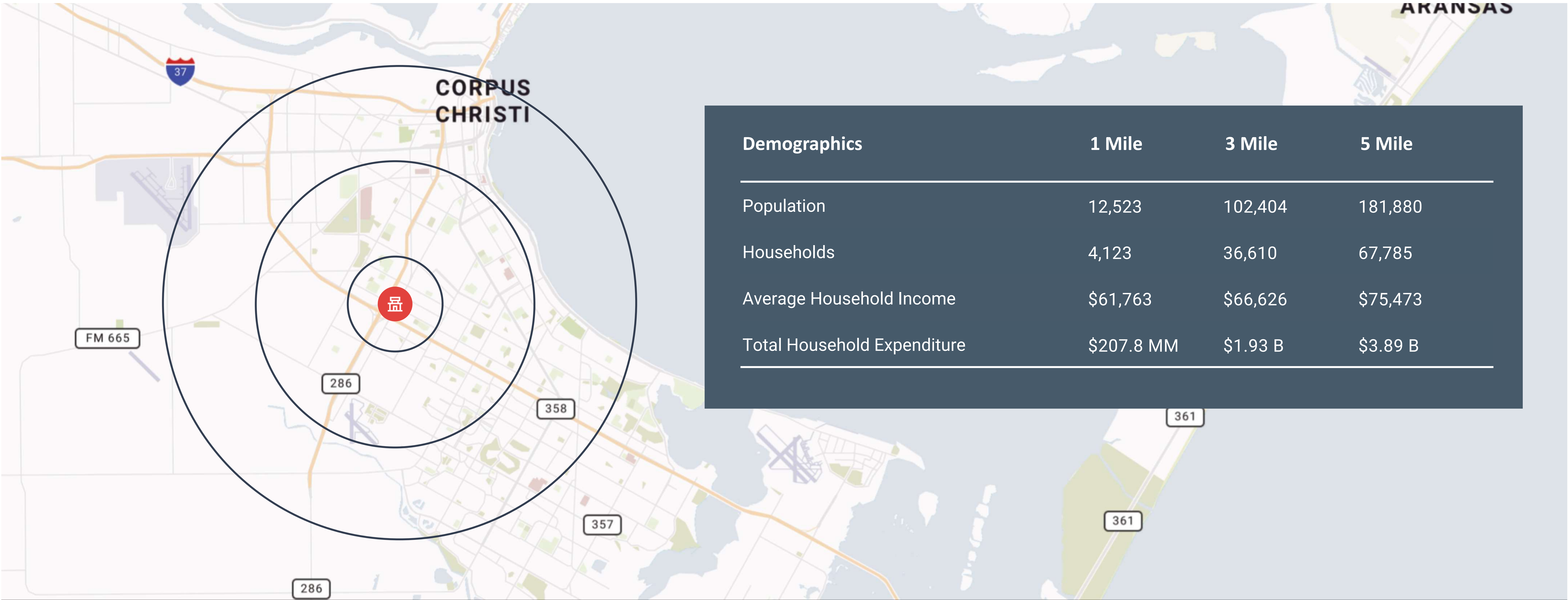
7-ELEVEN CORPUS CHRISTI, TX





# LOCATION OVERVIEW

7-ELEVEN    CORPUS CHRISTI, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Corpus Christi ISD (5,888)
2.

Naval Air Station Corpus Christi (5,525)
3.

CHRISTUS Spohn Hospital (5,178)
4.

HEB (5,000)
5.

Corpus christi Army Depot (3,541)
6.

City of Corpus Christi (3,133)
7.

Bay Ltd. (2,750)
8.

Driscoll Children's Hospital (2,512)
9.

Nueces County (2,000)
10.

Kiewit Offshore Services (1,750)
11.

Corpus Christi Medical Center (1,620)
12.

Del Mar College (1,500)
13.

Texas A&M University - Corpus Christi (1,180)
14.

Turner Industries (1,100)
15.


Flint Hills Resources (1,000)



# LOCATION OVERVIEW

7-ELEVEN    CORPUS CHRISTI, TX

## Corpus Christi Texas

 **326,590**  
Population

 **\$55,564**  
Median Household Income



5th most popular  
tourist destination  
in Texas

Home to the  
nation's 5th largest  
port - Port of  
Corpus Christi

**Corpus Christi is a coastal city in South Texas with a population of 325,605.**

The majority of the population is employed in the services, wholesale and retail trades, and Government sectors.

**With \$50 billion in capital investment since 2010, the Corpus Christi region ranks as one of the largest industrial and energy-related project magnets in the world.**

Amenities such as the city's coastal location, low cost of doing business, and skilled labor force have provided a sound foundation for businesses that operate locally.

Forbes ranked Corpus Christi 46th out of the 200 largest US metropolitan areas for low cost of doing business. Moody's Economy.com ranked Corpus Christi in the top 30% for low costs. Employment opportunities in petrochemicals, heavy fabrication, water transport, aerospace, and marine research are the main industries that employ white collar employees locally. The Port of Corpus Christi, which is the 5th largest U.S. port and deepest inshore port on the Gulf of Mexico, handles mostly oil and agricultural products. The Port was also ranked as the 47th largest in the world by cargo tonnage. The city is able to enhance the economic benefits from the ports through its classification as a Foreign Trade Zone (FTZ). Foreign Trade Zone 122. The FTZ was the first in the continental U.S. to have oil refinery subzones and is one of the largest FTZs in the nation, encompassing 24,000 acres. Corpus Christi is also home to 2 installations of the United States military: the Corpus Christi Army Depot, and Naval Air Station Corpus Christi. Combined, these installations provide 6,200 civilian jobs to the local economy, making them the single largest employer in the city. Corpus Christi Army Depot, located on NAS Corpus Christi, is the largest helicopter repair facility in the world. Corpus Christi is the original home of the headquarters of Whataburger, a fast food restaurant operator and franchiser with 650 stores in ten states and Mexico. Other large employers include CHRISTUS Spohn Health System at 5,400 local employees, the Corpus Christi Independent School District with 5,178, H-E-B at 5,000, and Bay Ltd. at 2,100. Other companies based in Corpus Christi include Stripes Convenience Stores and AEP Texas.



## IN THE NEWS

7-ELEVEN CORPUS CHRISTI, TX

## Corpus Christi's most populated area to be under construction through 2021

ALEXANDRIA RODRIGUEZ, FEBRUARY 15, 2018 (CALLER TIMES)

Replacement of the Harbor Bridge has cast a large shadow over another major highway construction project.

State Highway 358, also known as South Padre Island Drive or S.P.I.D., will undergo a reconstruction. The **east-to-west-running highway**, which spans the city, has been under construction before, most recently in **2011**. Construction on the highway is slated to occur and be completed around the same time frame as the Harbor Bridge. Construction on the Harbor Bridge replacement **project began in 2016** and is expected to **last through 2021**.

The biggest improvements on the highway will occur from Ayers Street to Nile Road, where most of the ramps will be reconstructed.

Work on the highway may seem familiar to drivers, who have seen similar work completed in **2011**.

Those projects to improve entry ramps were **completed** to address congestion problems. The projects took place from Kostoryz Road to Staples Street, according to Caller-Times archives.

Rickey Dailey, spokesman for the Texas Department of Transportation, said the work that was done in **2008** to the westbound exit ramps, is the same work now being done to the eastbound exit ramps.

"It moves the **exit ramp away from the intersections**. Everhart (Road) eastbound is a prime example," Dailey said. "When cars are stopped eastbound at the light, they back up into the exit ramp and main lanes. ... It takes **traffic that is backed up** on the light and takes it off main lanes. That's the key point."

Construction of the Harbor Bridge and reconstruction on the highway means a little more than 21 miles of Corpus Christi roads will be marked with crews and lane closures.

EXPLORE ARTICLE



## Business is booming, says Corpus Christi Economic Group

SUZANNE FREEMAN, JANUARY 24, 2020 (BUSINESS NEWS)

The Coastal Bend economy is booming, announced the Corpus Christi Regional Economic Development Corporation at its annual luncheon January 22.

As merger talks heat up between the **Corpus Christi economic group** and the San Patricio County Economic Development Corporation, the Corpus Christi group released its 2019 annual report, showing the region now **ranks eighth in the nation in U.S.** investments made over the **past 10 years**.

The oil and gas industry has drawn more than \$51 billion in investment to the area, including Steel Dynamics's \$1.9 billion flat roll steel mill and ExxonMobil's \$10 billion steam cracker plant.

The Corpus Christi economic organization is credited with helping land the steel mill as well as Permico Midstream Partners's \$700 million natural gas liquids project and the **700-mile crude oil EPIC pipeline**.

According to the organization's figures, the Coastal Bend is responsible for more than 22 percent of overall capital investments in the state of Texas in the past 10 years. The year **2019** was especially fruitful, said Philip Ramirez, outgoing chairman of the Corpus Christi group.

"This has been one of the **most successful years** in the history of the CCREDC and for the economy of the Coastal Bend," he said. "If our **30-mile radius** was considered a state, we would **outrank 41 states** within the U.S. With economic impact and development."

A few weeks before the annual luncheon, the boards of both **economic groups** voted to begin merger talks in earnest. The goal would be to work together to "capitalize on investment opportunities to **grow local employment** and population to ensure that all of our local **communities benefit** from the economic boom we are experiencing," said Marshall Davidson, chairman of the San Patricio EDC.

EXPLORE ARTICLE









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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CALL FOR ADDITIONAL INFORMATION

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# TEXAS DISCLAIMER

7-ELEVEN CORPUS CHRISTI, 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.