



7-Eleven with Laredo Taco

\$10,565,000 | 4.25% CAP

NWC Hammerly Blvd & Beltway 8, Houston, TX 77043

- ✓ **Brand New 15-Year Absolute NNN** Corporate Lease with 7.5% Rent Bumps Every 5 Years
- ✓ **Large Format 7-Eleven with 160,000+ VPD at Intersection** - 3 High Speed Diesel Pumps, 5 MPDs, and Laredo Taco
- ✓ **Minimal Competition** - Closest Truck Stop is over 5 Mile Drive Away. Within a 10-Mile Radius, there are only 6 Truck Stops.
- ✓ **Across from Chick-fil-A, Jack-in-the-Box**, with Close Proximity to (5) K-12 Schools (3,800+ Aggregate Student Body)
- ✓ **Located in a Dense Industrial Park** with over 4,000 Acres Dedicated to the Manufacturing and Distribution sectors within a 1.5-Mile Radius

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**.

DOWNTOWN HOUSTON
(10,165 POPULATION)

SPRING WOODS
HIGH SCHOOL
(2,165 STUDENTS)

WESTWOOD
ELEMENTARY SCHOOL
(589 STUDENTS)

SPRING OAKS
MIDDLE SCHOOL
(712 STUDENTS)

THE GUTHRIE
CENTER
(107 STUDENTS)



BELTWAY 8
(150,324 VPD)

BELTWAY
8



HAMMERLY BOULEVARD
(9,809 VPD)



INVESTMENT OVERVIEW

7-ELEVEN HOUSTON, TX

PROGRESS PHOTO

5/13/2022



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\$10,565,000

4.25% CAP

NOI

\$449,000

Building Area

±4,500 SF

Land Area

±1.98 AC

Year Built / Renovated

2000 / 2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** September 2022
- ✓ **Brand New 15-Year Absolute NNN** Corporate Guaranteed Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and (5) 5-Year Option Periods. New store features 5 Consumer-Only MPDs, 3 High Speed Diesel Pumps, and a Laredo Taco.
- ✓ **Superb Traffic Exposure with Excellent Access.** Subject property is located at the hard corner of the signalized intersection, Beltway 8 & Hammerly Blvd (160,000+ VPD), with 4 points of direct and indirect access from Beltway 8 and Hammerly Blvd.
- ✓ **RARE High Speed Diesel on Beltway 8.** Throughout the entire Houston Metro, there are only (5) gas stations directly off Beltway 8 with high speed diesel, positioning subject property to capture the 9,500+ truck traffic per day along Beltway 8. Within a 10-Mile Radius, there are only (6) Truck Stops serving High Speed Diesel.
- ✓ **Across from Chick-fil-A, Burger King, Jack-in-the-Box, and The Guthrie Center,** a PK-12 school with an estimated student population of 107 students. Subject property is approximately 0.5 -1 mile west from (4) K-12 schools with an aggregate student population exceeding 3,700.
- ✓ **Ideally Positioned in a Large Industrial Park.** In a 1.5-mile radius from subject property, along the western-side of Beltway 8, over 4,000 acres of developed land is dedicated to the manufacturing and distribution sectors.
- ✓ **Located in a Dense Affluent Trade Area of Houston.** Average Household Income exceeds \$102,000 and \$124,000 in a 3-Mile and 5-Mile Radius, with a total population exceeding 257,000 in a 5-Mile Radius.

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 HOUSTON, 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: A

STOCK TICKER
SVNDY

LOCATIONS
72,800+

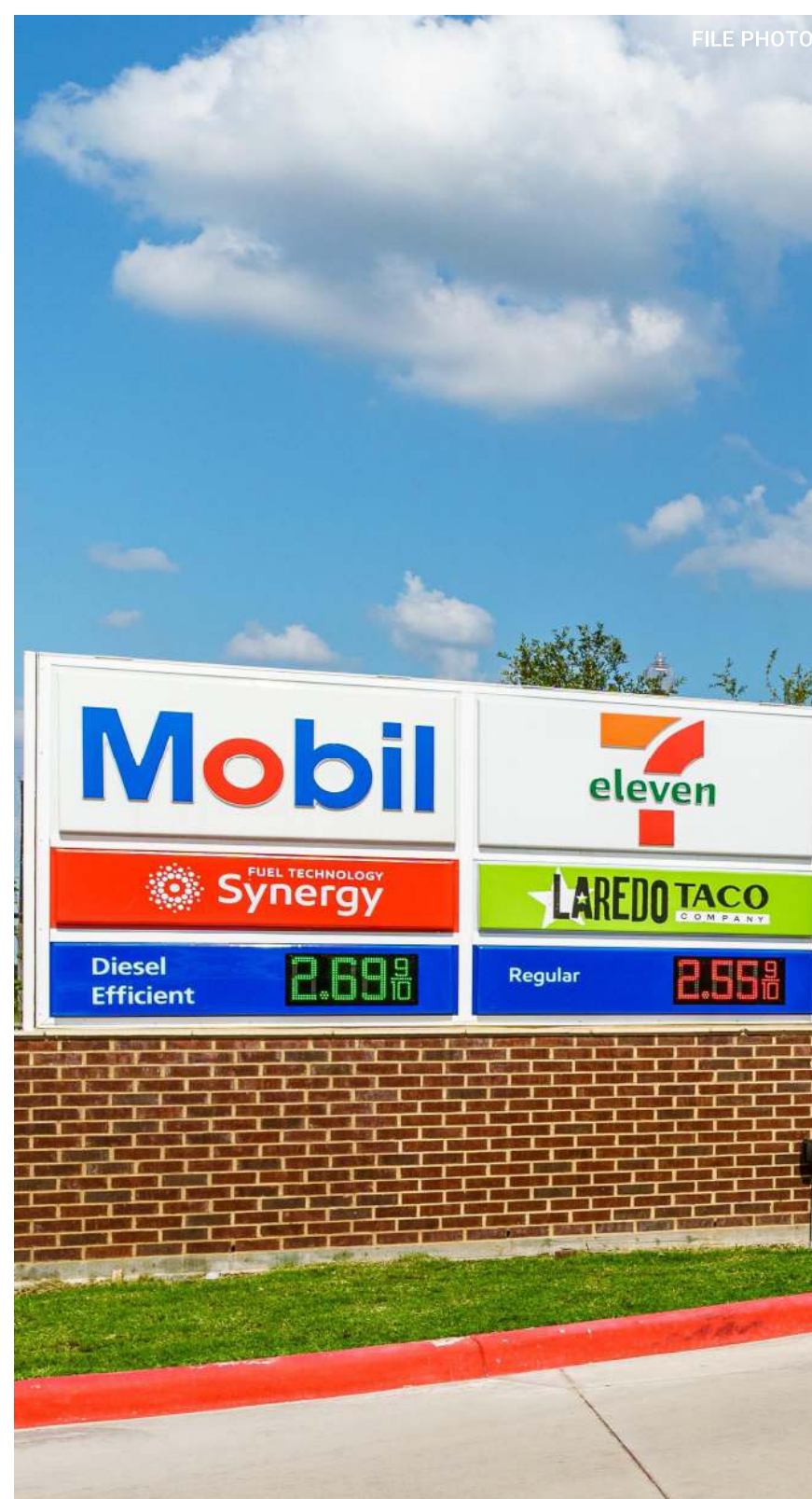


7-eleven.com

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 HOUSTON, 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 HOUSTON, TX

Initial Lease Term	15-Years, Plus (5) 5-Year Renewal Options
Rent Commencement	September 2022 (Est.)
Lease Expiration	September 2037 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$449,000.04
Annual Rent YRS 6-10	\$482,675.04
Annual Rent YRS 11-15	\$518,876.04
Option 1	\$557,790.96
Option 2	\$599,625.00
Option 3	\$644,597.04
Option 4	\$692,942.04
Option 5	\$744,912.00

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.





HAMMERLY BOULEVARD
±9,809 VPD

EQUIPPED TO SERVE
EQUIPMENT
DEPOT

mobility
Partners Of Houston LLC

BELTWAY
8

BURGER
KING

THE PARK AT SARONNO
APARTMENT HOMES
(316 UNITS)

DOLLAR TREE
Kroger
McDonald's
planet fitness

LA PRIMAVERA
APARTMENTS
(328 UNITS)

boost
mobile

metro
by T-Mobile

HAMMERLY VILLA
APARTMENTS
(174 UNITS)

rotork

Chick-fil-A
Jack
in the box

AGNES MOFFITT
PARK

WESTWOOD
ELEMENTARY SCHOOL
(589 STUDENTS)

SPRING OAKS
MIDDLE SCHOOL
(712 STUDENTS)

SPRING WOODS
HIGH SCHOOL
(2,165 STUDENTS)

Domino's

PINE SHADOWS
ELEMENTARY SCHOOL
(755 STUDENTS)

MISTRAS

THE Coca-Cola COMPANY

JUNGHEINRICH

SERVER
MONKEY

APS
ADVANCED
PHARMACY
SOLUTIONS

TROY
BARRELL & FITNESS

NOB HILL
PARK

PAPA JOHN'S
Pizza Hut

GESSNER PARK
(225 UNITS)

ROYAL GATE
(97 UNITS)

AutoZone

WITTE OAK
APARTMENTS
(122 UNITS)

Custom Car Stereo

rrd

BELTWAY 8
±160,324 VPD

BuyingLess

ENS
SECURITY

ARC
SPECIALTIES
COMMERCIAL MARKETING SERVICE

Rm

DAVIS & DAVIS
BUSINESS EQUIPMENT

BAYOU CITY
Your Partner in Building

L&T Valves

ROCKWATER
ENERGY SOLUTIONS

SHIRLEY
DO-NUTS

jiffylube

POPEYES
LOUISIANA KITCHEN

BR
Bakken
Bakery

boost
mobile

Shred-it
A Stericycle® Solution

Owens
& Minor

CMC Commercial Metals

INTERNATIONAL PAPER

TRANSORE

BOLD
Production Services LLC

7-ELEVEN
SUBJECT PROPERTY
NWC BELTWAY 8 & HAMMERLY BLVD.

FedEx

Advanced
Technology
To Secure Your Business

Texas Capital Bank

HOUSTON CHRISTIAN
HIGH SCHOOL
(470 STUDENTS)

H-E-B
CATO
Little Caesars
Starbucks
KFC

TERRACE
ELEMENTARY SCHOOL
(396 STUDENTS)

KING DOLLAR
boost
mobile

WHATABURGER

ALDI

LifeStorage

3 CORNERS NORTH
(388 UNITS)

Walgreens

LA FITNESS
(327 UNITS)

3 CORNERS WEST
(389 UNITS)



INDEPENDENCE FARMS
LOGISTICS PARK
(292 ACRES)

BRITTMOORE TANNER
LOGISTICS PARK
(200 ACRES)

INDUSTRIAL
(685 ACRES)

7-Eleven
SUBJECT PROPERTY
NWC BELTWAY 8 & HAMMERLY BLVD.

HAMMERLY BOULEVARD
±9,809 VPD

INDUSTRIAL
(1,000 ACRES)

INDUSTRIAL
(191 ACRES)

Tuesday Morning
HOBBY LOBBY
THE HOME DEPOT
Sams Club

HOUSTON COMMUNITY COLLEGE
SPRING BRANCH CAMPUS

BARNES & NOBLE
Randalls
carter's

BED BATH & BEYOND
BOOT BARN

MEMORIAL
MIDDLE SCHOOL
(1,348 STUDENTS)

Office
DEPOT

CINEMARK
TARGET
JCPenney
macy's
Dillard's
The Style of Your Life

JOANN

JPMORGAN CHASE & CO.

MEMORIAL SENIOR
HIGH SCHOOL
(2,669 STUDENTS)

99 RANCH MARKET

MATTRESS FIRM
Marshall's
HomeGoods
OfficeMax
ROSS
DRESS FOR LESS

Michael's
COSTCO WHOLESALE
LOWE'S
BEST BUY

Burlington
PETSMART
H-E-B
ROSS
DRESS FOR LESS
Academy

SPRING WOODS
HIGH SCHOOL
(2,165 STUDENTS)

CAT O
H-E-B

ALDI

amazon

DISTRIBUTION
CENTER
H-E-B

DISTRIBUTION
CENTER
Kroger

H-E-B

amazon

DEAN
MIDDLE SCHOOL
(1,653 STUDENTS)

Office
DEPOT

LIBERTY
PACKAGING

Pro Institutional
Powered by HD Supply

NORTHWEST FREEWAY
±127,210 VPD

THE HOME
DEPOT

Walmart
Supercenter

MATTRESS FIRM
NORTHERN
TOOL + EQUIPMENT
PETSMART
Party City
ROSS
DRESS FOR LESS
Bath & Body Works
OLD NAVY
dd's
DISCOUNTS

DISTRIBUTION
CENTER
Kroger

BAART
INDUSTRIAL GROUP

francesca's

CRATE & BARREL

amazon

petco

Cann's
HomePlus
Academy

dd's
DISCOUNTS

Festa

TAXA
OUTDOORS

Erikas Bargain
Whole SALE

RECTORIAL

LANDRUM
MIDDLE SCHOOL
(1,053 STUDENTS)

petco
CAT O
Kroger

SPEC'S

THE HOME
DEPOT

Afiac

Walmart
Supercenter

REGAL

KATY FREEWAY
±206,501 VPD

TJ-maxx
Kroger

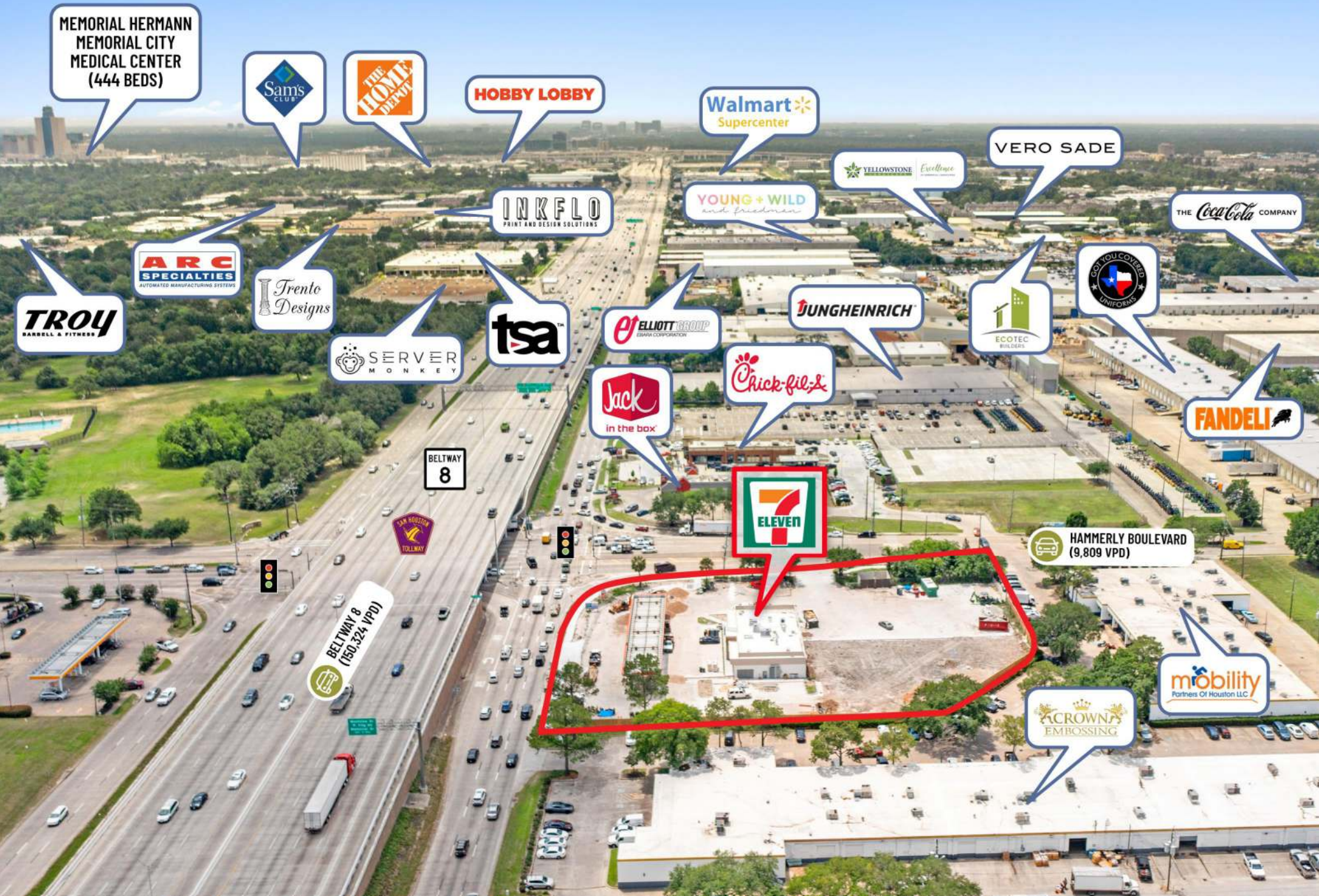
SPRING BRANCH
MIDDLE SCHOOL
(1,112 STUDENTS)

HOUSTON INDEPENDENT
SCHOOL DISTRICT
(210,061 STUDENTS)

W LOOP W FREEWAY
±75,000 VPD

Pro Institutional
Powered by HD Supply

INTERSTATE
10
610







SITE OVERVIEW

7-ELEVEN HOUSTON, TX

 Yr. Built / Renov. | 2000 / 2022

 Building Area | ±4,500 SF

 Land Area | ±1.98 AC

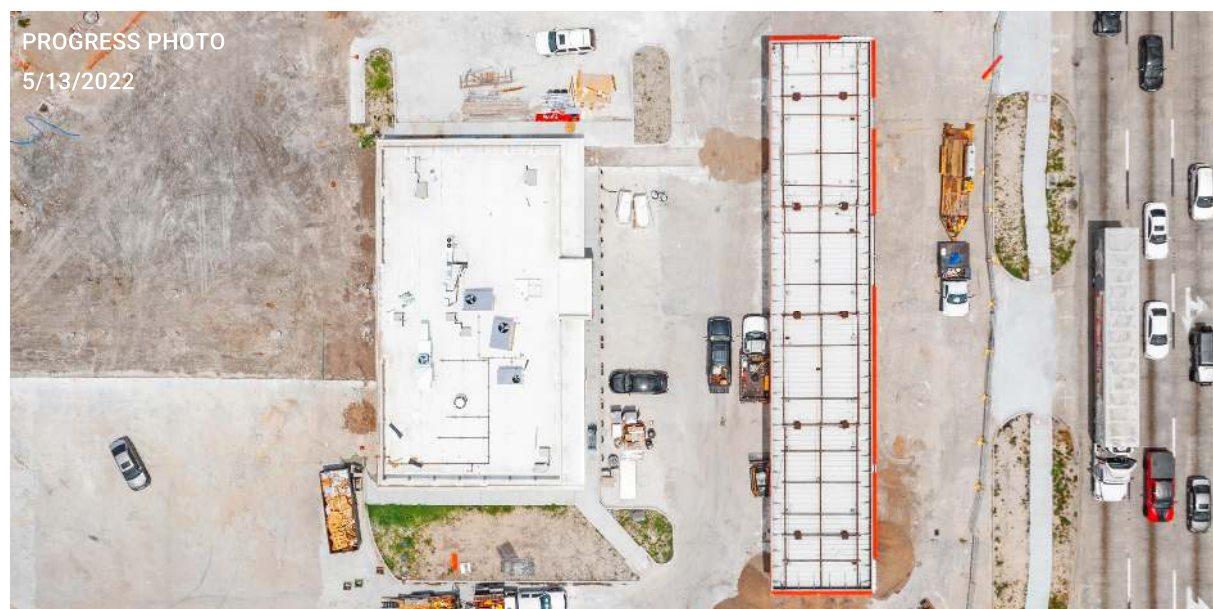
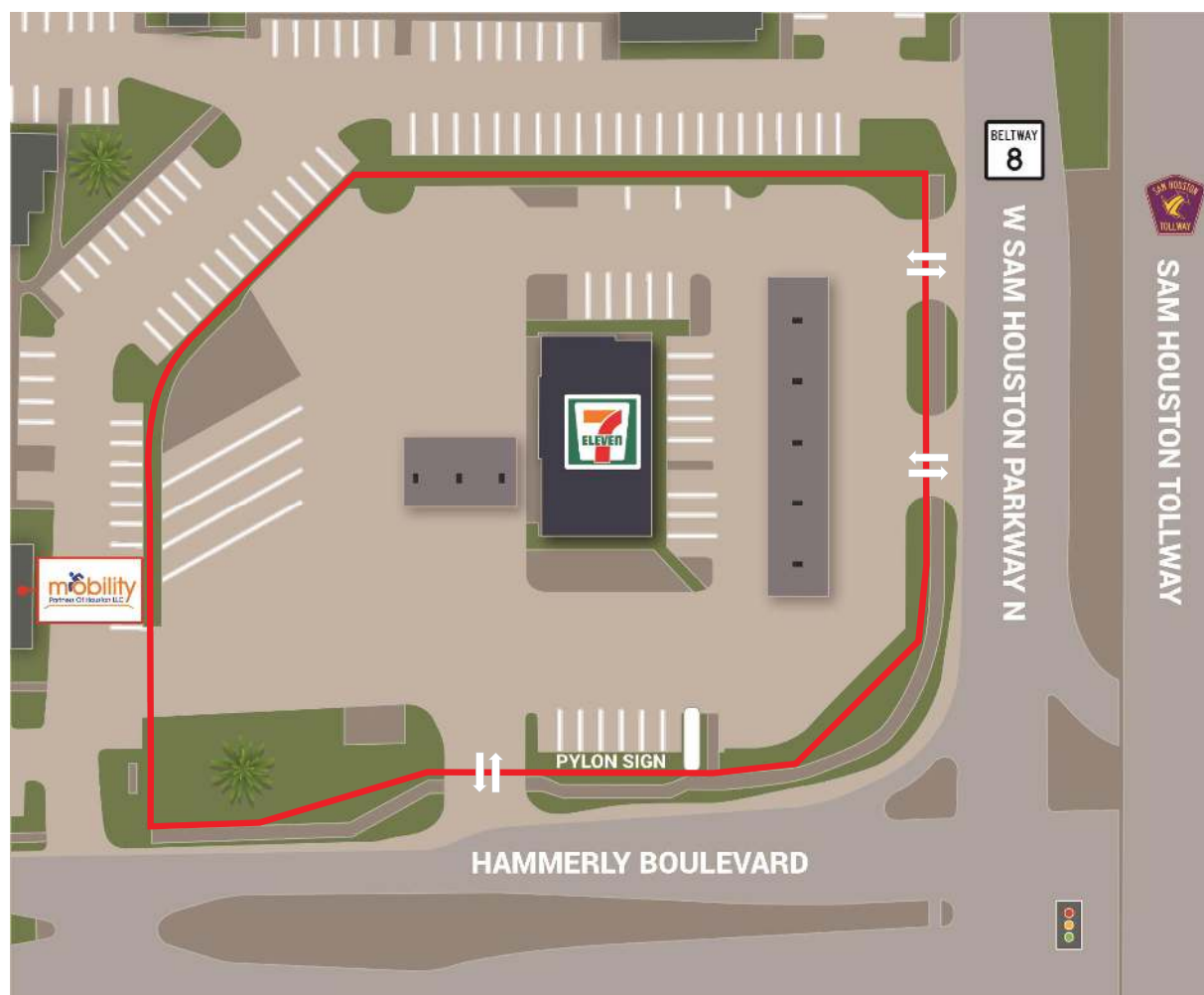
 MPDs | 5

 Fueling Positions | 10

 High Speed Diesel Pumps | 3

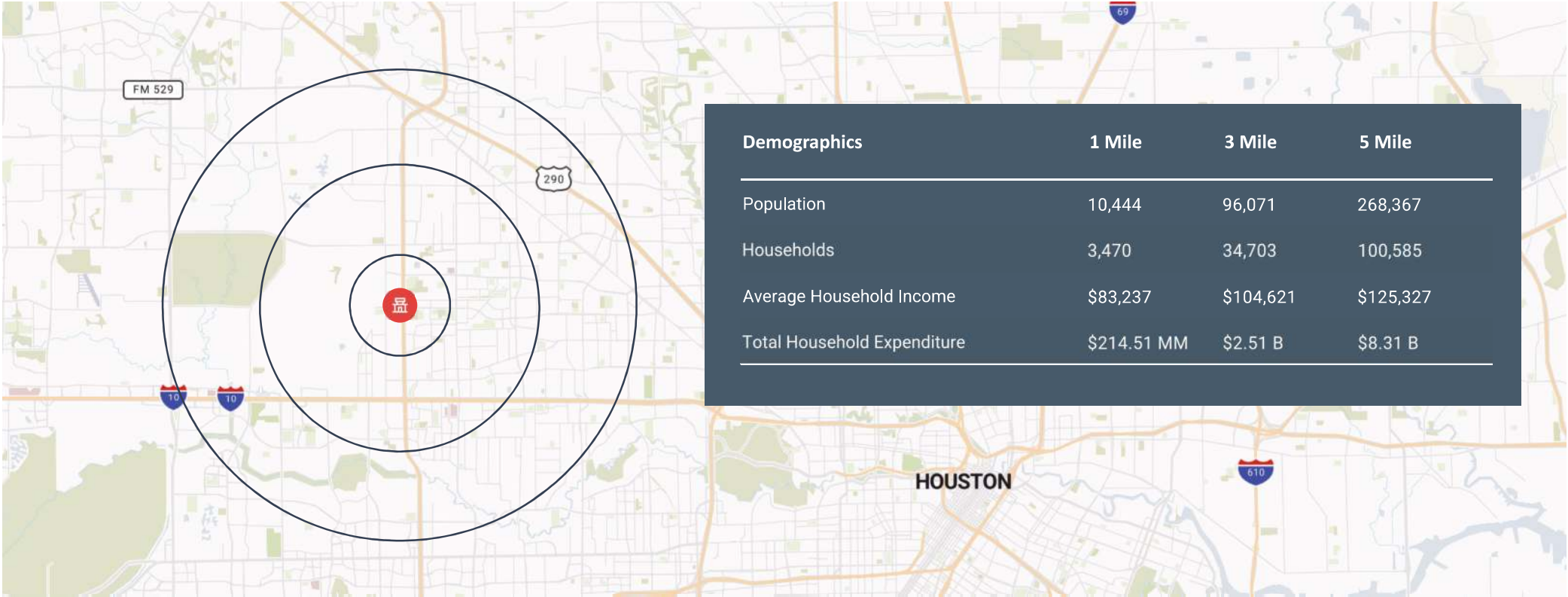
NEIGHBORING RETAILERS

- Kroger
- Planet Fitness
- Chick-fil-A
- H-E-B
- CATO
- Jack-in-the-Box
- LA Fitness
- KFC
- Starbucks
- AutoZone Auto Parts



LOCATION OVERVIEW

7-ELEVEN HOUSTON, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart (37,000)

2. Memorial Hermann Health System (24,108)

3. H-E-B (23,732)

4. The University of Texas MD Anderson Cancer Center (21,086)

5. McDonald's Corp (20,918)

6. Houston Methodist (20,000)
7. Kroger (16,000)

8. United Airlines (14,941)

9. Schlumberger (12,069)

10.Shell Oil Co. (11,507)

11.Exxon Mobil Corp. (11,000)

12.Texas Children's Hospital (10,992)
- 13.HCA (10,830)

14.Landry's (10,800)

15.UTMB Health (9,928)

LOCATION OVERVIEW

7-ELEVEN HOUSTON, TX

Houston

Texas



2.33 MM

Population



\$51,203

Median Household Income

Houston is home to the Texas Medical Center—the largest medical center in the world

HOME

Galveston Bay and the Buffalo Bayou together form one of the most important shipping hubs in the world

HUBS

The Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 5th largest in the United States with a population of 7,154,478 as of 2020.

From 2000 to 2030, the metropolitan area is projected by Woods & Poole Economics to rank 5th in the nation in population growth—adding 2.66 million people.

Houston is 2nd to New York City in Fortune 500 headquarters.

In 2006, Greater Houston ranked 1st in Texas and 3rd in the U.S. within the category of "Best Places for Business and Careers" by Forbes.

The Greater Houston Gross Metropolitan Product (GMP) in 2005 was \$308.7 billion, up 5.4 percent from 2004 in constant dollars. By 2016, the GMP rose to \$491 billion, 6th in the nation. Only 26 nations other than the United States have a GDP exceeding the Greater Houston GMP. Mining, which in Houston is almost entirely oil and gas exploration and production, accounts for 11 percent of Greater Houston's GMP. The area is one of the leading centers of the energy industry, particularly petroleum processing, and many companies have large operations in this region. The MSA comprises the largest petrochemical manufacturing area in the world, including for synthetic rubber, insecticides, and fertilizers. Much of metro area's success as a petrochemical complex is enabled by the Houston Ship Channel. The area is also the world's leading center for building oilfield equipment, and is a major center of biomedical research, aeronautics, and high-technology. Houston is home to several universities (including Rice University, Texas Southern University, and The University of Houston), and two of the largest systems of higher learning in the United States (The Houston and Lone Star Community College systems). The University of Houston's annual impact on the Houston-area's economy alone equates to that of a major corporation: \$1.1 billion in new funds attracted annually to the Houston area, \$3.13 billion in total economic benefit, and 24,000 local jobs generated. CNN/Money and Money Magazine have recognized 5 cities in the Greater Houston area the past 3-years as part of its 100 Best Places to Live in the United States.

IN THE NEWS

7-ELEVEN HOUSTON, TX

Houston crowned one of the world's top cities of the future in new report

NATALIE HARMS, AUGUST 26, 2020 (CULTURE MAP)

Houston comes in third on a prestigious new list ranking which cities are on track for continued global business success. The inaugural fDi Tier 2 Cities of the Future 2020/21 evaluated second-tier cities — defined as non-capital cities with a population under 8 million.

Last year, Houston ranked in the **No. 5 position** on fDi's North American ranking. In this new report for 2020/2021, the city **ranks No. 3** overall. Houston also takes the **No. 3 spot** for human capital and lifestyle and **ranks No. 7** for economic growth potential.

With superior global access, a business-friendly climate, exceptional quality of life and a highly educated workforce, Houston is well positioned to continue to build on that momentum in the years ahead.

The report **evaluated 116 data points** across the five categories: economic potential, cost effectiveness, business friendliness, connectivity, and human capital and lifestyle.

"This ranking is further evidence of Houston's place among the world's great global cities," says Susan Davenport, chief economic development officer for the Greater Houston Partnership, in a news release. "Houston today competes at a higher level than ever before when it comes to foreign direct investment and our business ties to cities and countries around the world.

San Francisco **comes in at No. 1** on the list, and Montreal **ranks as No. 2**. Texas has a stronghold on the list, with Austin and Dallas also appearing in the top 20, at Nos. 11 and 19, respectively.

"Houston is a remarkable city, and we are proud to be recognized as **one of the world's best cities** for foreign direct investment. We are the energy capital of the world, alongside the largest medical center, the Port of Houston, **two world-class airports**, and a growing innovation ecosystem," says Houston Mayor Sylvester Turner in the release.

EXPLORE ARTICLE

Texas recognized as second best state for business, while Houston expected to see key economic growth

JOHN EGAN, DECEMBER 30, 2019 (INNOVATION MAP)

Houston and the rest of Texas received two early Christmas presents signaling that their economies continue to percolate.

In a report released December 23, **economic** forecasting and analysis firm Oxford Economics predicted Houston and Dallas-Fort Worth will enjoy a **greater share** of **economic growth** through **2023** than any other mega-metro area in the U.S. except San Francisco.

In a recent forecast, the Greater Houston Partnership envisions the Houston area adding 42,300 jobs in 2020, mostly outside the energy sector.

Meanwhile, Forbes magazine declared on December 19 that Texas is the **second-best state for business**, behind only North Carolina. Texas previously sat in **the No. 3 spot** on the Forbes list, preceded by North Carolina and Utah.

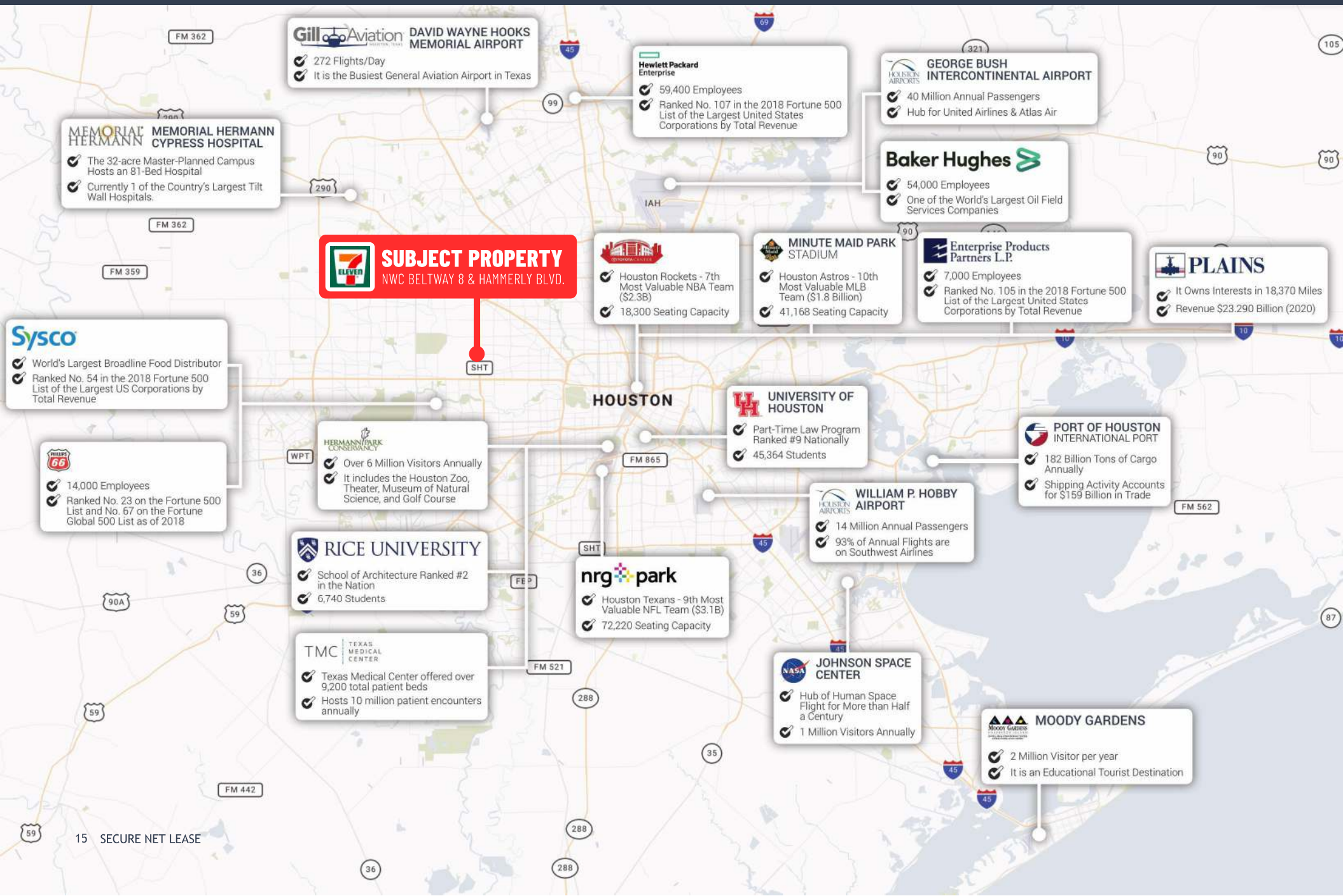
Through **2023**, Oxford Economics forecasts average compound **GDP growth of 2.4 percent** in Houston and Dallas-Fort Worth. Among the country's **10 biggest** metro areas, only the projection for San Francisco is **higher (2.7 percent)**.

For Houston, the **2.4 percent** figure would be an improvement over recent economic performance. From 2014 to 2018, the region's GDP growth rate was **1 percent**, while it was **1.5 percent** for 2015-19. In the 2020-21 timeframe, the growth rate for Houston is expected to be **1.9 percent**.

EXPLORE ARTICLE

THE HOUSTON-THE WOODLANDS-SUGAR LAND METROPOLITAN STATISTICAL AREA (MSA)

7-ELEVEN HOUSTON, TX



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

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El Segundo, CA 90245
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TEXAS DISCLAIMER

7-ELEVEN HOUSTON, 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.