



# 7-Eleven with Laredo Taco

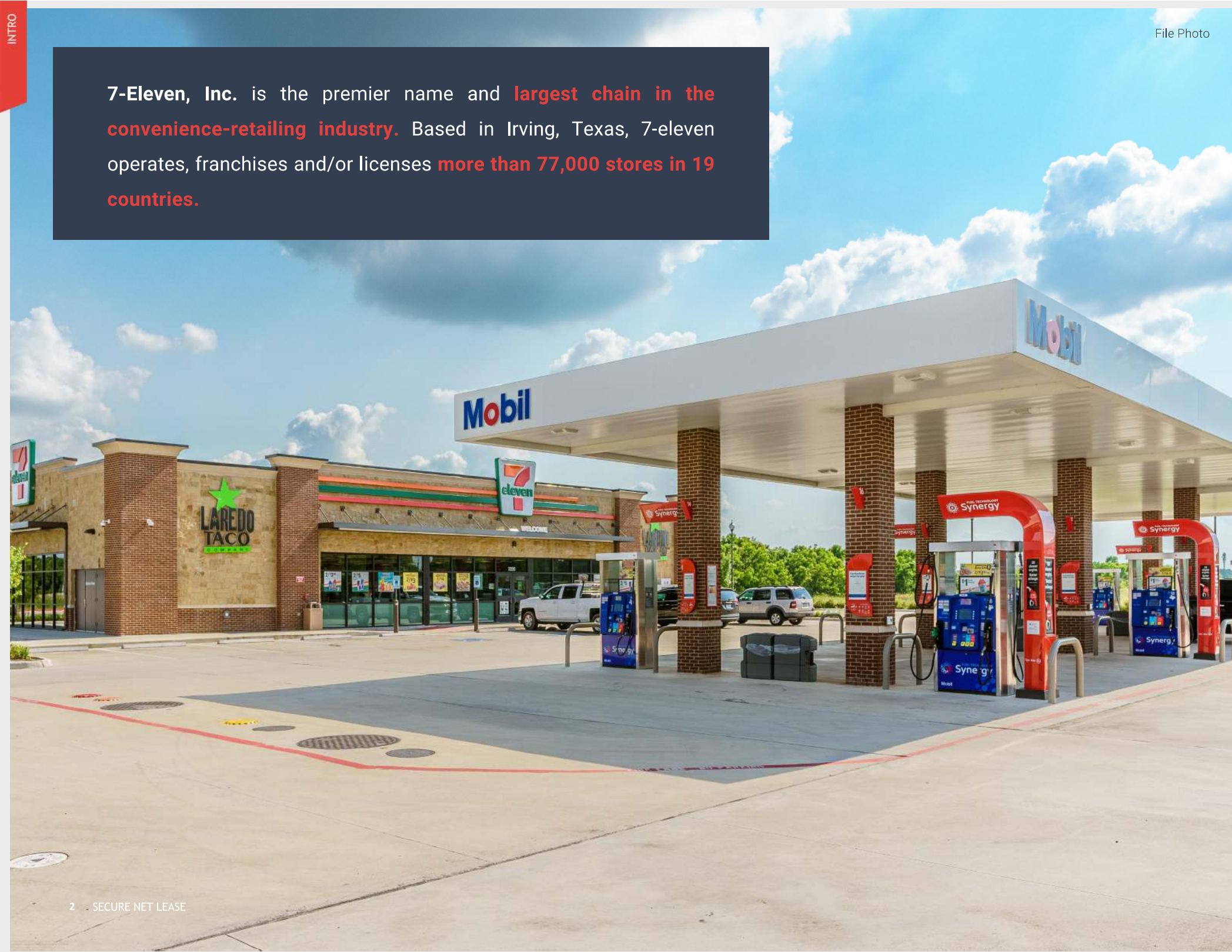
**\$5,123,000 | 5.00% CAP**

814 S. Closner Blvd., Edinburg, TX 78539

- ✓ **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 1.088 AC Parcel, New Store features a Laredo Taco, 34 Parking Spaces, and 6 MPDs.
- ✓ **0.5 Mile from The University of Texas Rio Grande Valley** (32,419 Students)
- ✓ **Only 1 Mile North of the Brand New Hidalgo County Courthouse**
- ✓ **The Rio Grande Valley One of the Fastest Growing Regions in America** - McAllen-Edinburg-Mission area is the 5th largest MSA in Texas.



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 77,000 stores in 19 countries**.



## INVESTMENT OVERVIEW

7-ELEVEN EDINBURG, TX



File Photo

## CONTACT FOR DETAILS

Edward Benton

Executive Vice President  
(713) 263-3981

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\$5,123,000

5.00% CAP

NOI

\$256,130

Building Area

±4,730 SF

Land Area

±1.088 AC

Year Built

2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** Mid-November 2022
- ✓ **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** - On a 1.088 AC Parcel, Subject Property features 7-Eleven's restaurant concept, Laredo Taco, 34 Parking Spaces and 6 Gasoline MPDs.
- ✓ **Strategically located only 0.5 miles from The University of Texas Rio Grande Valley** with over 32,000 students and 2,500 staff members.
- ✓ **Dominant demographics with a population of ±68,383 residents** within a three-mile radius with an expected growth of 7.02% over the next five years.
- ✓ **7-Eleven (S&P rated A)** operates in 19 countries and employs over 54,000 people and is the largest chain store operator in the world with 77,000+ stores, 14,000 of which are in North America.
- ✓ **The Rio Grande Valley continues to be one of the fastest growing regions in America** – the combined McAllen-Edinburg-Mission metro area is the 5th largest MSA in Texas.

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 EDINBURG, 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

A

## LOCATIONS

77,000+

## STOCK TICKER

SVNDY


[7-eleven.com](http://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 77,000 stores in 19 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 EDINBURG, 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 (CISION PR NEWSWIRE)

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 (CISION PR NEWSWIRE)

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. "Luckyly, 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 EDINBURG, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	Mid-Nov. 2022 (Est.)
Lease Expiration	Mid-Nov. 2037 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$256,130.04
Annual Rent YRS 6-10	\$275,339.76
Annual Rent YRS 11-15	\$295,990.20
Option 1	\$318,189.48
Option 2	\$342,053.76
Option 3	\$367,707.72
Option 4	\$395,285.76

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.









## SITE OVERVIEW

7-ELEVEN EDINBURG, TX



Year Built

2022



Building Area

±4,730 SF



Land Area

±1.088 AC



Pumps

6

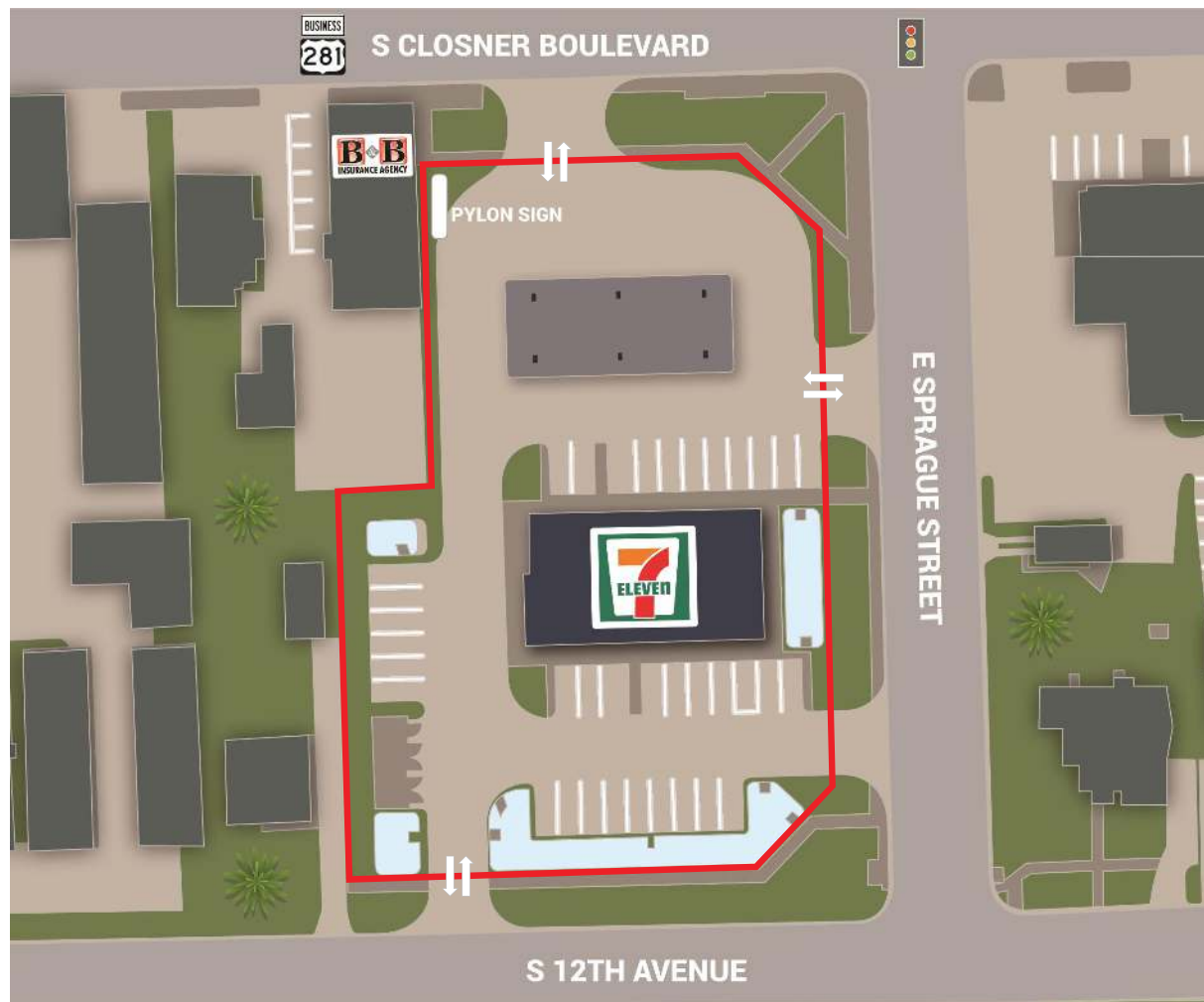


Fueling Positions

12

### NEIGHBORING RETAILERS

- Walmart Supercenter
- H-E-B
- Dollar Tree
- Advance Auto Parts
- O'Reilly Auto Parts
- Walgreens
- Dollar General
- Planet Fitness
- Jack in the Box
- Aaron's



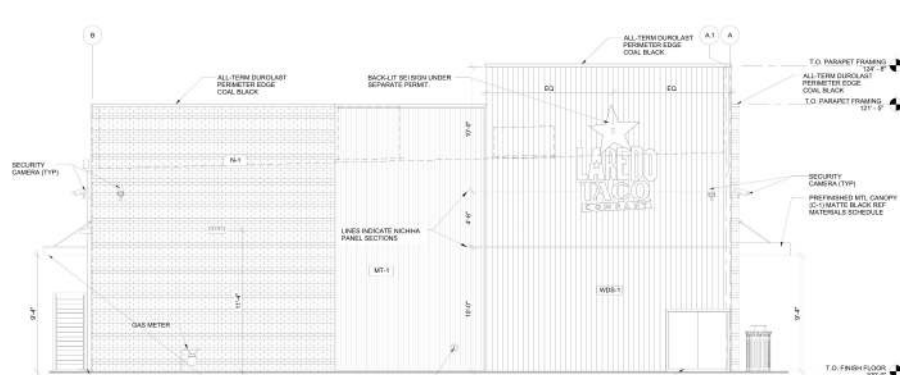
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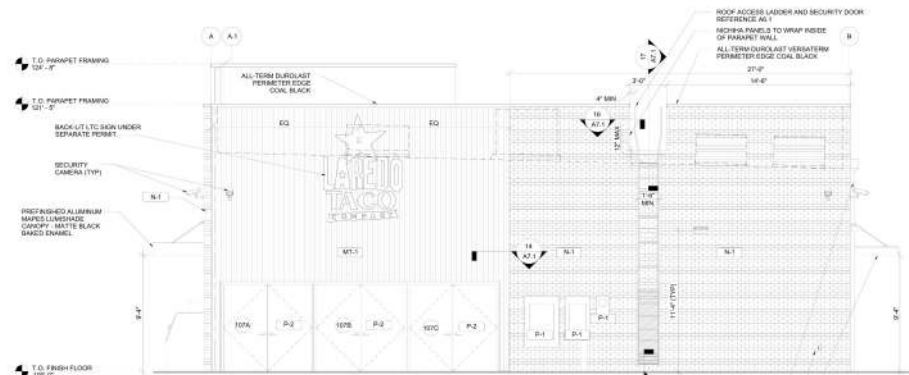
# ELEVATIONS

## 7-ELEVEN EDINBURG, TX



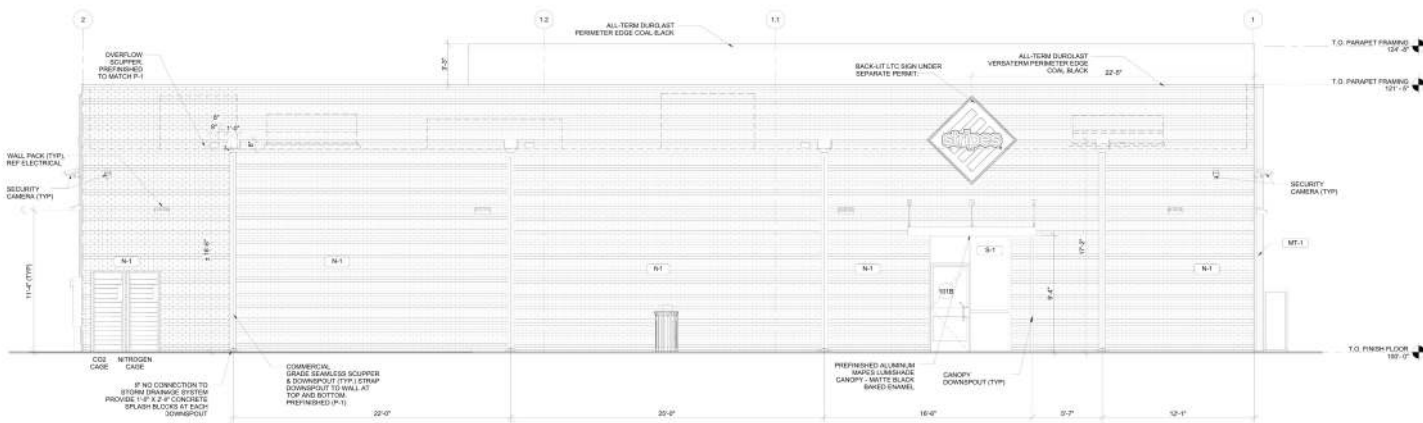
4 ELEVATION - LEFT SIDE (NORTH)

1/4" = 1'-0"  
REFERENCE EXTERIOR MATERIALS  
SCHEDULE ON A-1



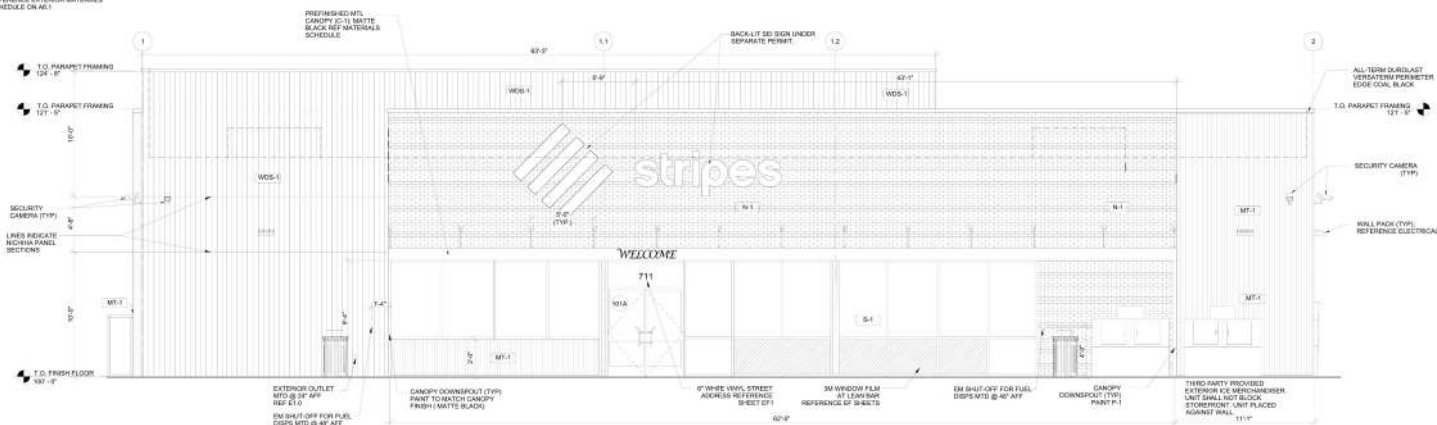
3 ELEVATION - RIGHT SIDE (SOUTH)

1/4" = 1'-0"  
REFERENCE EXTERIOR MATERIALS  
SCHEDULE ON A-1



2 ELEVATION - REAR (EAST)

1/4" = 1'-0"  
REFERENCE EXTERIOR MATERIALS  
SCHEDULE ON A-1



1 ELEVATION - FRONT (WEST)

1/4" = 1'-0"  
REFERENCE EXTERIOR MATERIALS  
SCHEDULE ON A-1



# LOCATION OVERVIEW

7-ELEVEN EDINBURG, 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 EDINBURG, TX




## Edinburg

Texas



102,483  
Population



\$65,081  
Median Household Income



The Edinburg economy showed a 5.2% year-over year growth in jobs, ranking #15 in the nation

#15

Edinburg ranked as one of the Top 20 Fastest-Growing Large Cities in America according to the U.S. Census Bureau

TOP 20

**Edinburg is a large suburban community on the north side of McAllen, roughly twenty miles from the Mexican border.**

The city is mainly composed of residential neighborhoods, with thriving commercial corridors along University Drive and Closner Boulevard.

**The city is mainly composed of residential neighborhoods, with thriving commercial corridors along University Drive and Closner Boulevard.**

Near the center of town, The University of Texas Rio Grande Valley serves thousands of students and employs hundreds of locals as faculty and staff members.

Perhaps the city’s most dominant landmark, H-E-B Park serves as the home turf for the United Soccer League’s Rio Grande Valley FC Toros, the local Houston Dynamo’s affiliate. With a growing population of 102,483 and average household income of \$65,081, Edinburg is primed for sustained growth as \$235 million of commercial and residential development were permitted in 2021. The momentum of the growing economic industries, along with healthy supply levels and lower prices have lead to a robust real estate market. Residential sales data from July 2022 illustrates Edinburg home prices are up 29.4% compared to 2021, with a median price of \$255,000. McAllen-Edinburg-Mission is a vital economic player in South Texas. Easy access to Foreign Trade Zones, ports, and international markets, this intersection of Texas and Mexico has created a stronghold for growing business which will continue to expand. Population growth and diverse economic activity drives this market with economic drivers being the food and beverage production industry, retail, healthcare, and transportation. Notable McAllen-Edinburg-Mission MSA employers include: Frito-Lay, HEB, Mission Paving, Texas Citrus Exchange, T-Mobile, Mission Shippers, and Duro Bag Manufacturing. The area’s access to key economic markets attracts top manufacturers, health service providers, and other talented operators. Edinburg’s higher education systems enrollment of over 60,000 students also deepens the talent pool.



## IN THE NEWS

7-ELEVEN EDINBURG, TX

## STHS Edinburg unveils five-story facility designed to expand healthcare access

ERIKA DE LOS REYES, SEPTEMBER 15, 2022 (MY RGV NEWS)

In celebration of the tower's completion, STHS held a grand opening ceremony Thursday morning with Marc Miller, president and CEO of Universal Health Services, STHS's parent company.

City and state officials also joined hospital staff at the **main entrance** of STHS Edinburg for the event. The completion of the project comes about a month after the first two floors, the **intensive care unit** and comprehensive imaging center were opened to the public on **Aug 8**. The project first began in the fall of **2020**.

South Texas Health System has officially opened its long-awaited five-story, \$100 million patient tower heavily touted as a medical facility designed to increase access to health care in the Rio Grande Valley.

The tower's third and fourth floors are dedicated to the inpatient rehabilitation and adult inpatient nursing units.

The tower includes **59 new adult beds** which raised the total bed count in the hospital to 202. The expansion also includes more shell space that provides room for an additional **55 beds** to meet potential growth needs.

For Miller, the expansion is the beginning of providing Valley residents with more healthcare opportunities.

"The goal down here has always been to continue to **invest** in this community and try to improve health care for all of our patients," Miller said, adding that since the hospital's initial opening in **1997** it has continued to grow to meet the needs of the community.

"I don't know if it was just the pandemic highlighting the need, I think the need has been here because of the growth," he added. "There has been so much growth in the Rio Grande Valley that **healthcare facilities** needed to step up and figure out how to better serve the patients."

EXPLORE ARTICLE



## Edinburg: UTRGV Athletics Set to Invest \$30 Million in Facilities Enhancements

JULY 04, 2022 (VIRTUAL BUILDERS EXCHANGE)

The University of Texas Rio Grande Valley (UTRGV) Department of Intercollegiate Athletics announced on Wednesday an investment of \$30 million to upgrade existing athletics facilities that will impact all current 16 sports over the next three years, including enhancements to the UTRGV Fieldhouse, UTRGV Soccer and Track & Field Complex, Orville Cox Tennis Center, UTRGV Baseball Stadium and weight room, and the building of a new golf facility at McAllen's Champion Lakes Golf Course.

UTRGV Vice President and Director of Athletics Chasse Conque said the project will be funded by **increased revenue streams**, such as fundraising and increased ticket sales, that the athletics department has been **fortunate to generate** in recent years.

"We want this to be a central part of their lives. We want them to graduate with very little debt. We want them to stay in the Rio Grande Valley. Think about what a great place we can create by working together. That's what this is all about."

Per state law, neither tuition dollars nor state appropriations may be used to support the UTRGV athletics department.

"The commitment to athletics at UTRGV is tremendous," Conque said. "These enhanced facilities and the **growth of our region** and university sets the stages for us to have success in recruiting and retaining top-notch student-athletes and coaches that will help us #RISEup in the Western Athletic Conference."

The first round of renovations is already underway, as a new weight room is being constructed in the same building as the UTRGV Fieldhouse.

Renovations to the UTRGV Soccer and Track & Field Complex are also underway, as a new press box will be **installed prior** to the start of the **2022 soccer seasons**.

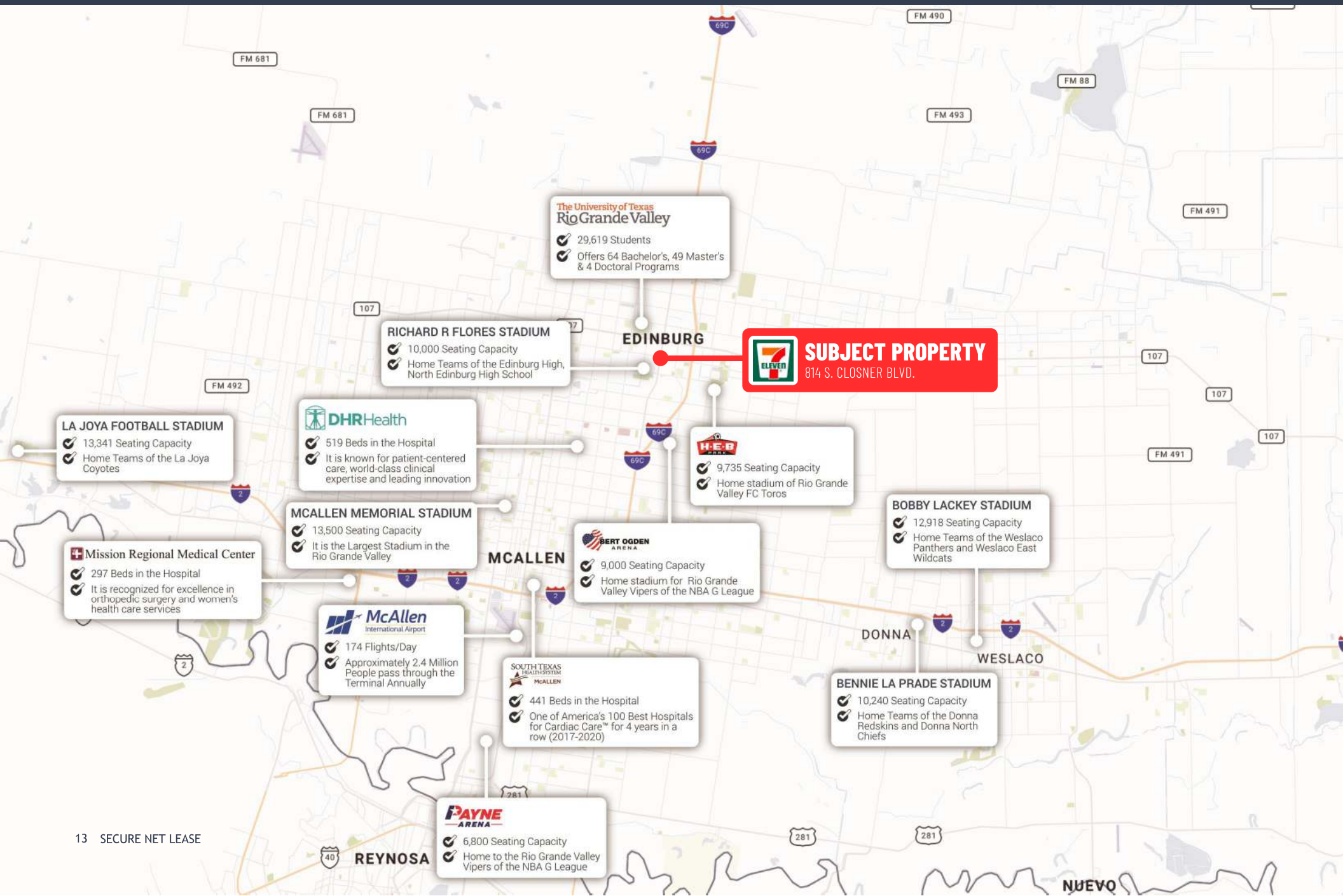
EXPLORE ARTICLE





# MCALLEN-EDINBURG-MISSION

7-ELEVEN EDINBURG, TX





# SECURE

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## 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) 320-2321

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CALL FOR ADDITIONAL INFORMATION

### Edward Benton

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# TEXAS DISCLAIMER

7-ELEVEN EDINBURG, 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.