



7-Eleven (S&P Rated A)

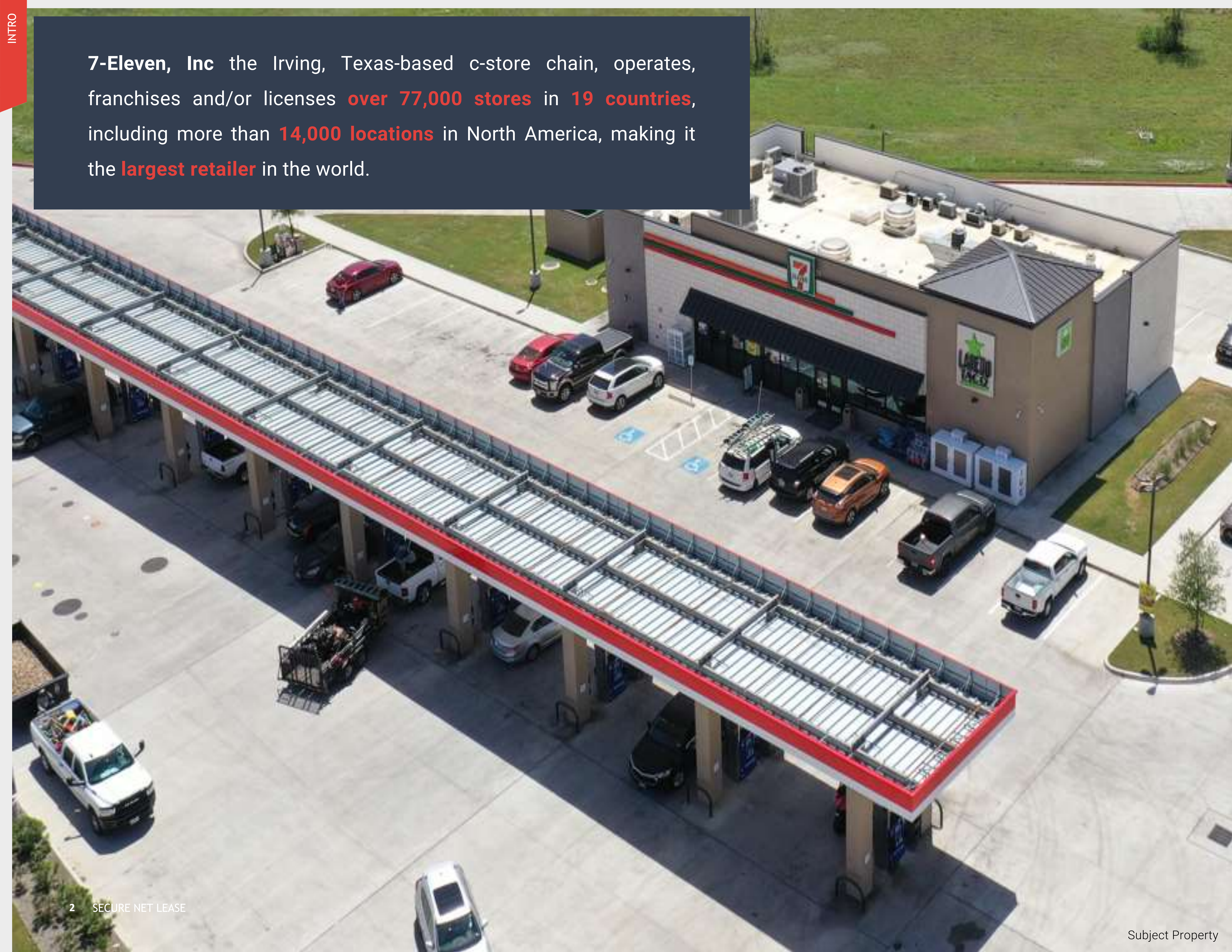
Rare 10% Rent Increases Every 5 Years

\$6,819,000 | 4.75% CAP

1111 Lake Olympia Parkway, Missouri City, TX (Houston) 77459

- ✓ New 15-Yr Corp. Absolute NNN Lease
- ✓ Largest Chain Retailer in the World
- ✓ Strong Income Demographics
- ✓ 20 Miles from Downtown Houston
- ✓ Affluent Houston Suburb

7-Eleven, Inc the Irving, Texas-based c-store chain, operates, franchises and/or licenses **over 77,000 stores** in **19 countries**, including more than **14,000 locations** in North America, making it the **largest retailer** in the world.



INVESTMENT OVERVIEW

7-ELEVEN MISSOURI CITY, TX



Subject Property

CONTACT FOR DETAILS

Matthew Scow

Executive Vice President
(214) 915-8888

mscow@securenetlease.com

\$6,819,000

4.75% CAP

NOI

\$323,882

Building Area

±4,842 SF

Land Area

±2.49 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **Subject property is located immediately off** Lake Olympia Parkway (8,926 VPD), providing direct access to Fort Bend Parkway (42,316 VPD).
- ✓ **Direct Residential Consumer Base.** Total estimated population within a 1-mile, 3-mile, and 5-mile radius from subject property is 9,959, 69,661, and 210,750 people, respectively.
- ✓ **20 Miles from Downtown Houston.** Downtown is home to Minute Maid Park (Houston Astros home stadium), Toyota Center (Houston Rockets home stadium), and features multiple Fortune 500 company operations including JP Morgan Chase Bank and ExxonMobil.
- ✓ **Houston is the 4th Fastest Growing MSA in the Nation.** Between 2010 - 2019, Houston saw a 19.4% population increase. Houston's population exceeds 7.15 Million and is the 5th Largest MSA in the Nation.

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 MISSOURI CITY, 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



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.

Subject Property



IN THE NEWS

7-ELEVEN MISSOURI CITY, TX

7-Eleven Opens 77,711th Store

JANUARY 21, 2022 (7-ELEVEN CORPORATE)

7 Eleven, Inc., the company that introduced convenience retailing to the world more than 90 years ago, has once again hit a major milestone: 77,711 7-Eleven® stores open and ready to serve customers worldwide.

As the **world's largest convenience** chain, 7-Eleven is committed to using its global scale to make a difference. "Since the inception of convenience retailing with the first 7-Eleven store in Dallas, Texas, a lot has changed in how, when and where we do business," said Joe DePinto, 7-Eleven, Inc. President and Chief Executive Officer. "As customers continue to **redefine convenience**, we redefine our approach to ensure that we are exceeding their expectations. Today, that means **accelerating our sustainability efforts** to address social and environmental issues that are important to our customers and the communities in which they live and work."

In addition to the sustainability initiatives already taking place at the local level, 7-Eleven collaborated with Plastic Bank to extract 140 metric tons of ocean-bound plastic from the environment in December 2021 – that's equivalent to 7 million single-use plastic bottles. Founded in 2013, Plastic Bank builds recycling ecosystems in under-developed communities to fight both plastic pollution in oceans and high poverty levels in developing countries. People who gather ocean-bound plastics receive bonuses which help them purchase basic family necessities such as groceries, cooking fuel, school tuition and health insurance.

"We're excited to work with 7-Eleven – a company that **shares our vision** of creating regenerative impact," said David Katz, Founder and CEO of Plastic Bank. "Together, we have a **unique opportunity** to make a direct impact on the volume of plastic waste in our oceans, as well as the **improvement** of the livelihoods of collectors living in vulnerable communities."

EXPLORE ARTICLE



7-Eleven Unveils Latest Evolution Store in Dallas

JUNE 06, 2022 (SUPERMARKET NEWS)

7-Eleven's next-generation Evolution Stores have always included a restaurant component, and the newest location in Dallas is no different.

Laredo Taco Company serves tacos on fresh-made flour tortillas, and its signature salsa bar with a **wide selection of salsas** and toppings, such as salsa roja, salsa verde, creamy cilantro and habanero. **Specialty dishes** include fajitas, chorizo, carne asada, carnitas and breakfast tacos made with fresh-cracked eggs

The Irving, Texas-based convenience store giant on Friday unveiled its fifth Evolution Store in the Dallas-Fort Worth area, located at the corner of Preston Road and Alpha Road in Dallas. The new store boasts a Laredo Taco Company restaurant, the popular south Texas concept known for its authentic flavors of the Texas and Mexico border, and features customizable beverage options, a premium cigar humidor and the latest digital innovations, according to the company.

"We're excited to unveil the next iteration of the 7-Eleven Evolution Store in Dallas, **offering an assortment** of curated products, services and features that are customized to the neighborhood and customers we serve," Molly Long, vice president of store evolution and design at 7-Eleven, said in a statement. "The customer is getting the **convenience** they expect from 7-Eleven coupled with a delicious, **restaurant-quality** dining option and unique and innovative beverages."

Customers of the new 7-Eleven Evolution Store also will find The Celler, an area offering an expanded selection of wine and craft beer, plus a **second self-serve** espresso machine, which will test specialty items such as Cold Foam, Caramel Macchiato, Dirty Chai (a Chai Tea Latte with added double shot of espresso), White Mocha and Horchata Latte. Organic smoothies and shakes and **vitamin-infused** sparkling water are also available.

EXPLORE ARTICLE



LEASE OVERVIEW

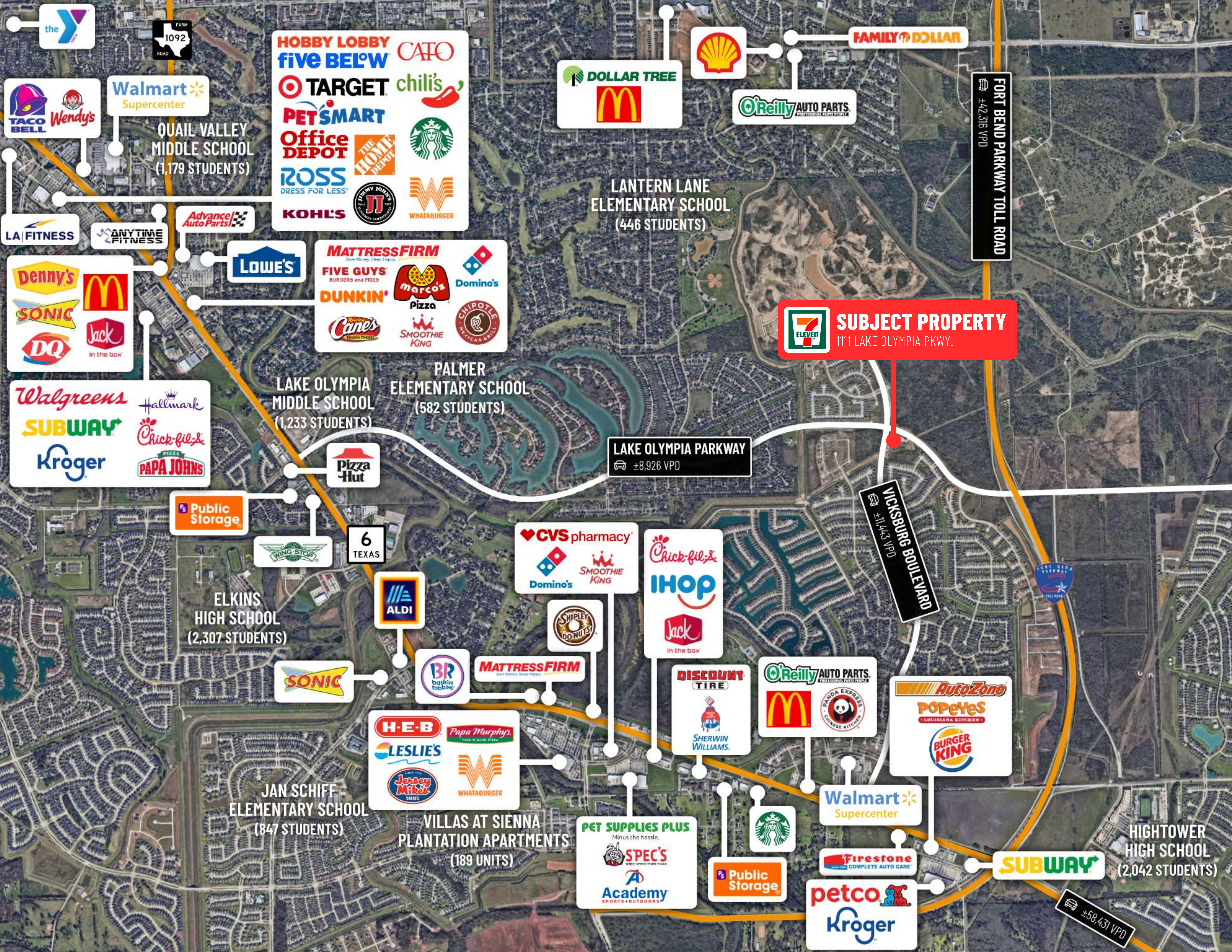
7-ELEVENMISSOURI CITY, TX

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Projected Rent Commencement	October 2020
Projected Lease Expiration	September 2035
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$323,882.00
Annual Rent YRS 6-10	\$356,270.20
Annual Rent YRS 11-15	\$391,897.22
Option 1	\$431,086.94
Option 2	\$474,195.64
Option 3	\$521,615.20
Option 4	\$573,776.72

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.

Subject Property





QUAIL VALLEY
MIDDLE SCHOOL
(1,179 STUDENTS)



ELKINS
HIGH SCHOOL
(2,307 STUDENTS)



JAN SCHIFF
ELEMENTARY SCHOOL
(847 STUDENTS)

VILLAS AT SIENNA
PLANTATION APARTMENTS
(189 UNITS)



LANTERN LANE
ELEMENTARY SCHOOL
(446 STUDENTS)



SUBJECT PROPERTY
1111 LAKE OLYMPIA PKWY.

LAKE OLYMPIA PARKWAY
±8,926 VPD

VICKSBURG BOULEVARD
±11,443 VPD







HIGHTOWER
HIGH SCHOOL
(2,042 STUDENTS)

±58,431 VPD

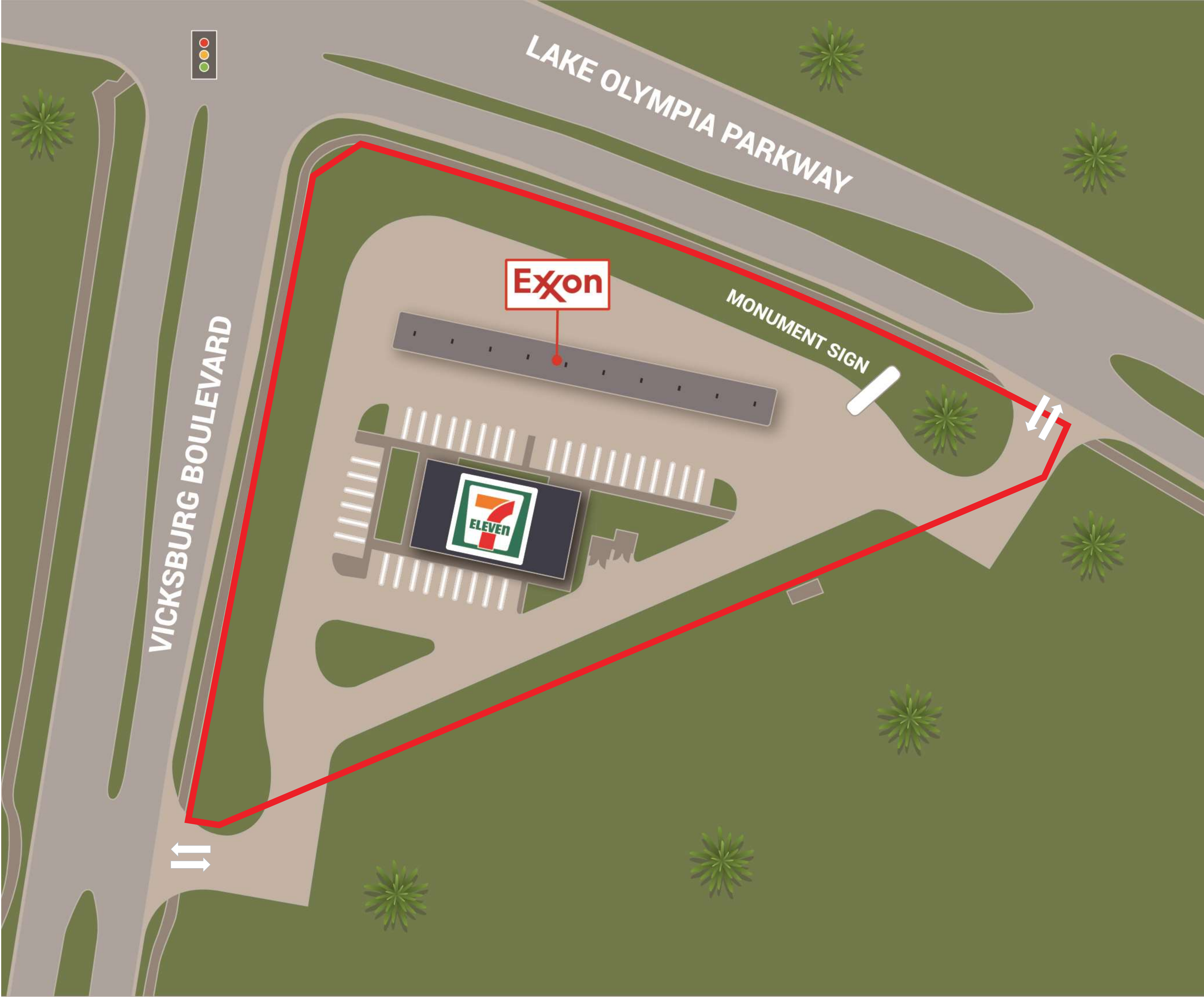
SITE OVERVIEW

7-ELEVEN MISSOURI CITY, TX

	Year Built	2020
	Building Area	±4,842 SF
	Land Area	±2.49 AC
	Pumps	10
	Fueling Positions	20

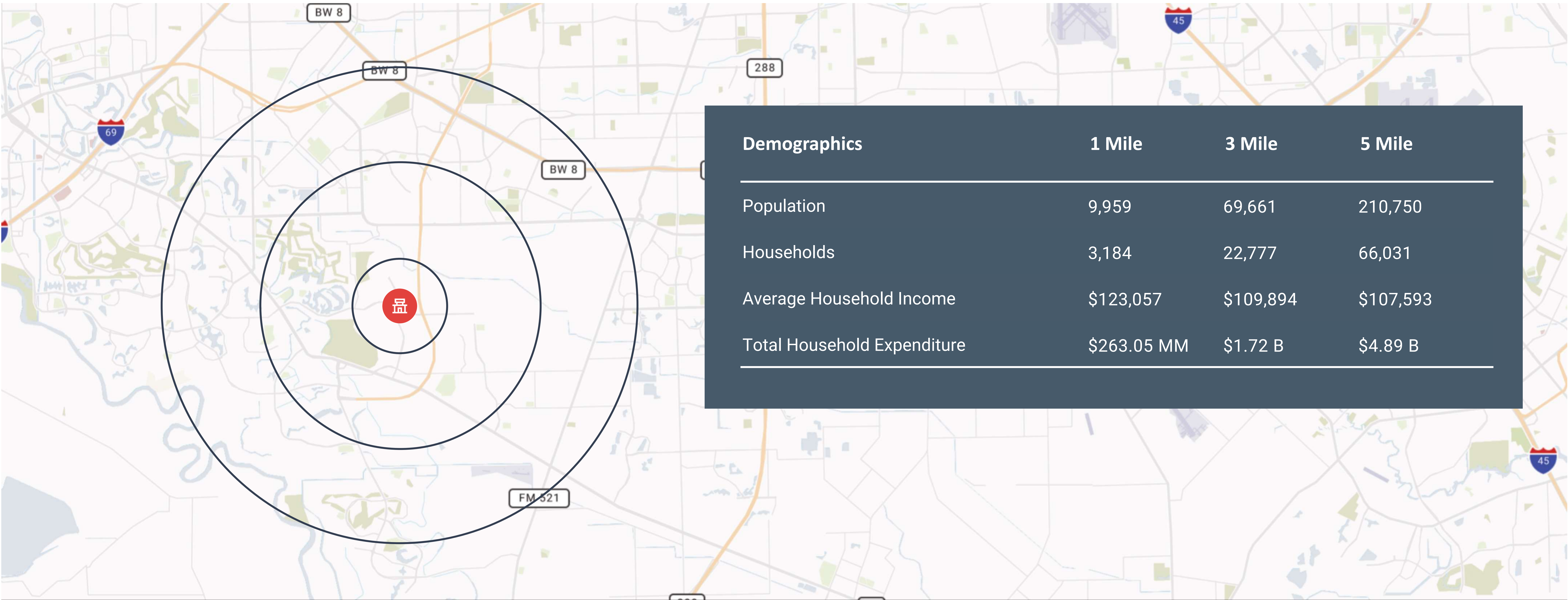
NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Office Depot
- Target
- Lowe’s
- Hobby Lobby
- Kroger
- PetSmart
- ROSS Dress For Less
- Kohl’s



LOCATION OVERVIEW

7-ELEVEN MISSOURI CITY, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Fort Bend ISD (988)

2. Twin Star Bakery (675)

1. Wal-Mart Stores, LLP (663)

2. Amazon (500)

3. Ben E. Keith (437)

4. City of Missouri City (399)
5. Comcast (300)

6. HEB (265)

7. Super Target (255)

8. Global Geophysical Services (220)

9. Niagara Bottling (186)

10.Home Depot (152)
- 11.EIM Company (146)


12.Kroger (126)

13.Lowe's (126)

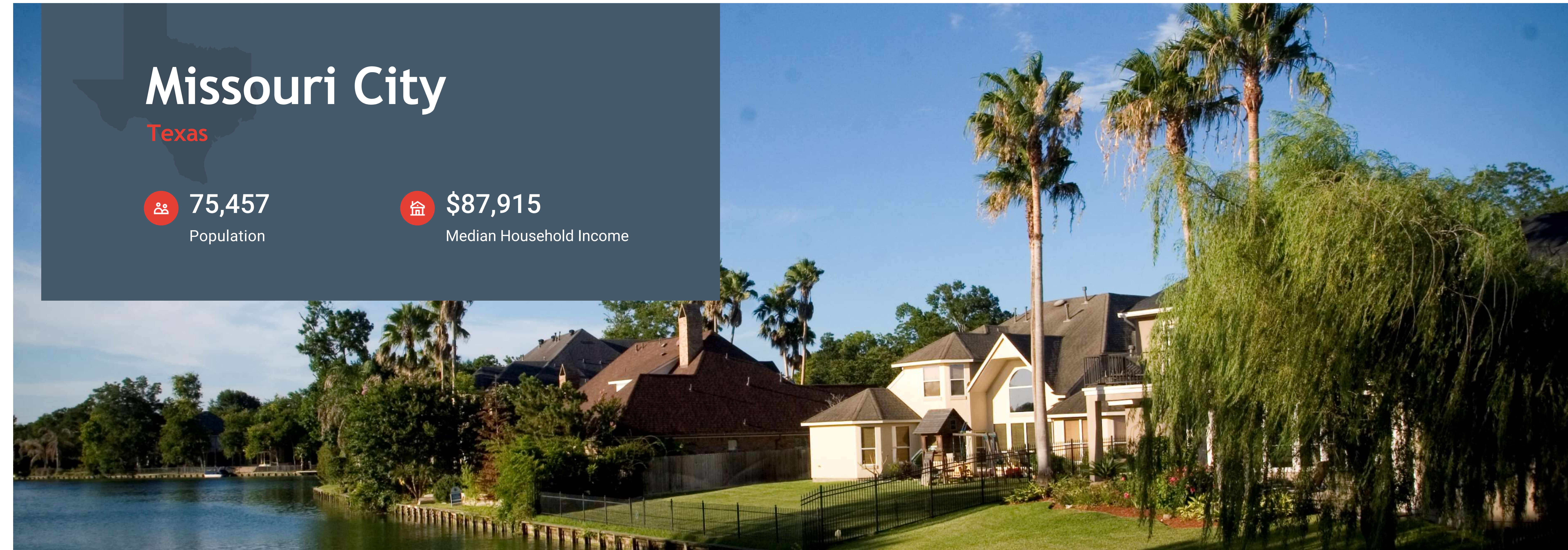
LOCATION OVERVIEW

7-ELEVEN MISSOURI CITY, TX

Missouri City Texas

 **75,457**
Population

 **\$87,915**
Median Household Income



12.6% population growth
since 2020

12.6%

20-minutes from
downtown Houston

20-MINUTES

Missouri City is a city in the U.S. state of Texas, within the Houston–The Woodlands–Sugar Land metropolitan area.

The city is mostly in Fort Bend County, with a small portion in Harris County.

Missouri City offers a great location as well as strategic value. Its growing population and dynamic economy make it a sensible location for businesses.

As of the 2010 census, the city had a population of 67,358, up from 52,913 in 2000. The population was estimated at 75,457 in 2019.

Missouri City is located in eastern Fort Bend County with a portion of the city extending north into Harris County. Missouri City is bordered by the city of Houston to the north and east, Stafford to the northwest, Sugar Land to the west, and Arcola to the southeast, as well as unincorporated communities such as Fifth Street to the north, Fresno to the east, and Sienna Plantation to the south. Downtown Houston is 17 mi to the northeast. Oyster Creek flows in a southerly direction through the municipality. Missouri City offers a great location as well as strategic value. Bordering Houston and only minutes from downtown, the Galleria, the Texas Medical Center, both major airports, and the Port of Houston, Missouri City keeps you close to Houston and its boundless business opportunities.

IN THE NEWS

7-ELEVEN MISSOURI CITY, TX

Missouri City leaders promote new growth while fostering investment, revitalization

CLAIRE SHOOP, JANUARY 15, 2022 (COMMUNITY IMPACT NEWSPAPER)

When Diane White moved to Missouri City 33 years ago, the Texas Parkway and Cartwright Road corridor where she lives was a vibrant, thriving area.

“There were a **lot of privately** owned shops; there were businesses of all kinds and eateries ... that survived the area very well,” White said about the two roads, which intersect about a mile west of the Fort Bend Parkway Toll Road. “But as **time went** on and the **economy started affecting everywhere**, it definitely affected that area.”

We want to balance [new growth] off with also a redevelopment focus and a revitalization plan that is really centered around the Texas Parkway and Cartwright [Road] corridor

Much of the economic and **residential growth** in the city has since shifted away from the older parts of the community and toward undeveloped areas along Hwy. 6 near the Fort Bend Parkway Toll Road.

“[The corridor] was the core of the city; that was where all the driving homes were; that was the place to be—and then it wasn’t,” said Aubrey Nettles, **Missouri City’s economic development director**.

Now, city leaders said they have developed strategic plans to encourage new growth along **Hwy. 6**, while also promoting revitalization along the Texas Parkway and Cartwright Road corridor.

Boney said Missouri City was established as a bedroom community where residents could escape Houston. As a suburb, he said the **city developed a lot of rooftops** and green space but little in terms of amenities.

EXPLORE ARTICLE



Missouri City's Fort Bend Town Center II to include new movie theater, retail, restaurants

CLAIRE SHOOP, AUGUST 02, 2021 (COMMUNITY IMPACT NEWSPAPER)

The second phase of Fort Bend Town Center, a project years in the making, will break ground Aug. 5, according to a press release from developer NewQuest Properties.

Located at the intersection of **Hwy. 6** and the Fort Bend Parkway Toll Road, the 300,000-square-foot Fort Bend Town Center II will be anchored by a **12-screen Cinemark** theater. In addition to the Cinemark, NewQuest has finalized deals with Burlington and MOD Pizza, and it is **working on leases** with Ross Dress for Less, Ulta, Five Below, Dollar Tree and Petco.

Once built out, Fort Bend Town Center II will include 200,000 square feet of retail, 50,000 square feet of restaurants and 50,000 square feet of entertainment space. The development will also have pavilions, grassy areas and patio seating

NewQuest is also seeking leases with **quick-service** and sit-down restaurants as well as medical service providers, according to the release.

“Fort Bend Parkway’s expansion will change this intersection from being the last stop of the tollway to being a **regional commercial hub**,” NewQuest Properties Senior Associate Andrew Alvis said in the release.

Jeffrey Boney, Missouri City City Council Member, said he hopes this development leads to **increased economic vitality** and growth for the city.

“This project will create a lot more excitement and awareness in that particular corridor,” Boney said in the release.

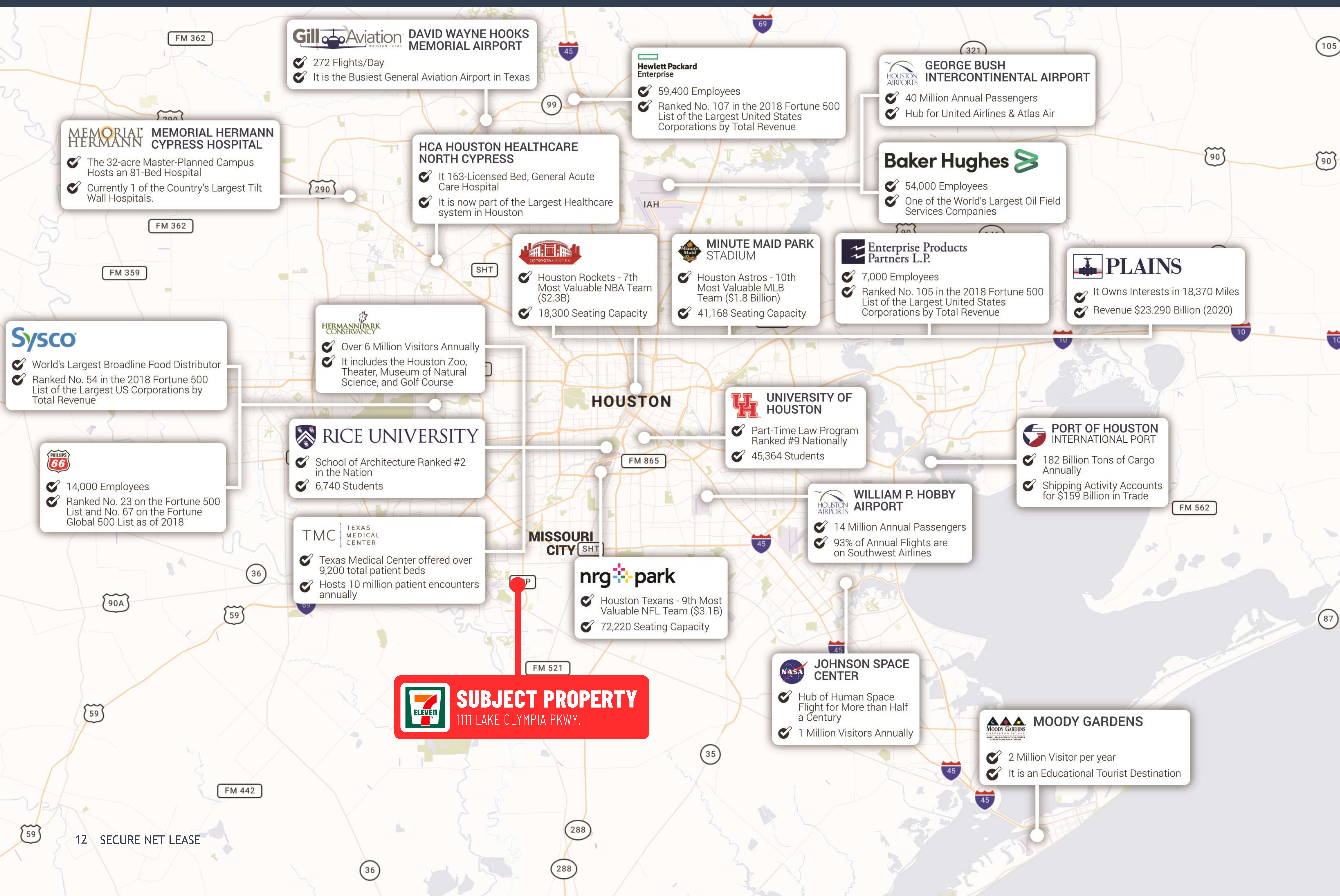
NewQuest began developing the **intersection in 2007**. Once completed, Fort Bend Town Center will cover three corners of the Hwy. 6 and Fort Bend Parkway Toll Road intersection. **Phase 2** of the project is anticipated to be **complete in late 2023**.

EXPLORE ARTICLE



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

7-ELEVEN MISSOURI CITY, TX



Gill Aviation **DAVID WAYNE HOOKS MEMORIAL AIRPORT**

- ✓ 272 Flights/Day
- ✓ It is the Busiest General Aviation Airport in Texas

Hewlett Packard Enterprise

- ✓ 59,400 Employees
- ✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

HOUSTON AIRPORTS **GEORGE BUSH INTERCONTINENTAL AIRPORT**

- ✓ 40 Million Annual Passengers
- ✓ Hub for United Airlines & Atlas Air

MEMORIAL HERMANN **MEMORIAL HERMANN CYPRESS HOSPITAL**

- ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- ✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

HCA HOUSTON HEALTHCARE NORTH CYPRESS

- ✓ It 163-Licensed Bed, General Acute Care Hospital
- ✓ It is now part of the Largest Healthcare system in Houston

Baker Hughes

- ✓ 54,000 Employees
- ✓ One of the World's Largest Oil Field Services Companies

STOVOTA CENTER

- ✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
- ✓ 18,300 Seating Capacity

Minute Maid Park **STADIUM**

- ✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- ✓ 41,168 Seating Capacity

Enterprise Products Partners L.P.

- ✓ 7,000 Employees
- ✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

PLAINS

- ✓ It Owns Interests in 18,370 Miles
- ✓ Revenue \$23.290 Billion (2020)

Sysco

- ✓ World's Largest Broadline Food Distributor
- ✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

HERMANN PARK CONSERVANCY

- ✓ Over 6 Million Visitors Annually
- ✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

RICE UNIVERSITY

- ✓ School of Architecture Ranked #2 in the Nation
- ✓ 6,740 Students

UH **UNIVERSITY OF HOUSTON**

- ✓ Part-Time Law Program Ranked #9 Nationally
- ✓ 45,364 Students

PORT OF HOUSTON INTERNATIONAL PORT

- ✓ 182 Billion Tons of Cargo Annually
- ✓ Shipping Activity Accounts for \$159 Billion in Trade

Phillips 66

- ✓ 14,000 Employees
- ✓ Ranked No. 23 on the Fortune 500 List and No. 67 on the Fortune Global 500 List as of 2018

TMC **TEXAS MEDICAL CENTER**

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually

HOUSTON AIRPORTS **WILLIAM P. HOBBY AIRPORT**

- ✓ 14 Million Annual Passengers
- ✓ 93% of Annual Flights are on Southwest Airlines

nrg park

- ✓ Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- ✓ 72,220 Seating Capacity

NASA **JOHNSON SPACE CENTER**

- ✓ Hub of Human Space Flight for More than Half a Century
- ✓ 1 Million Visitors Annually

MOODY GARDENS

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination

7-ELEVEN **SUBJECT PROPERTY**
1111 LAKE OLYMPIA PKWY.

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

Matthew Scow

Executive Vice President
(214) 915-8888

mscow@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN MISSOURI CITY, 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.