



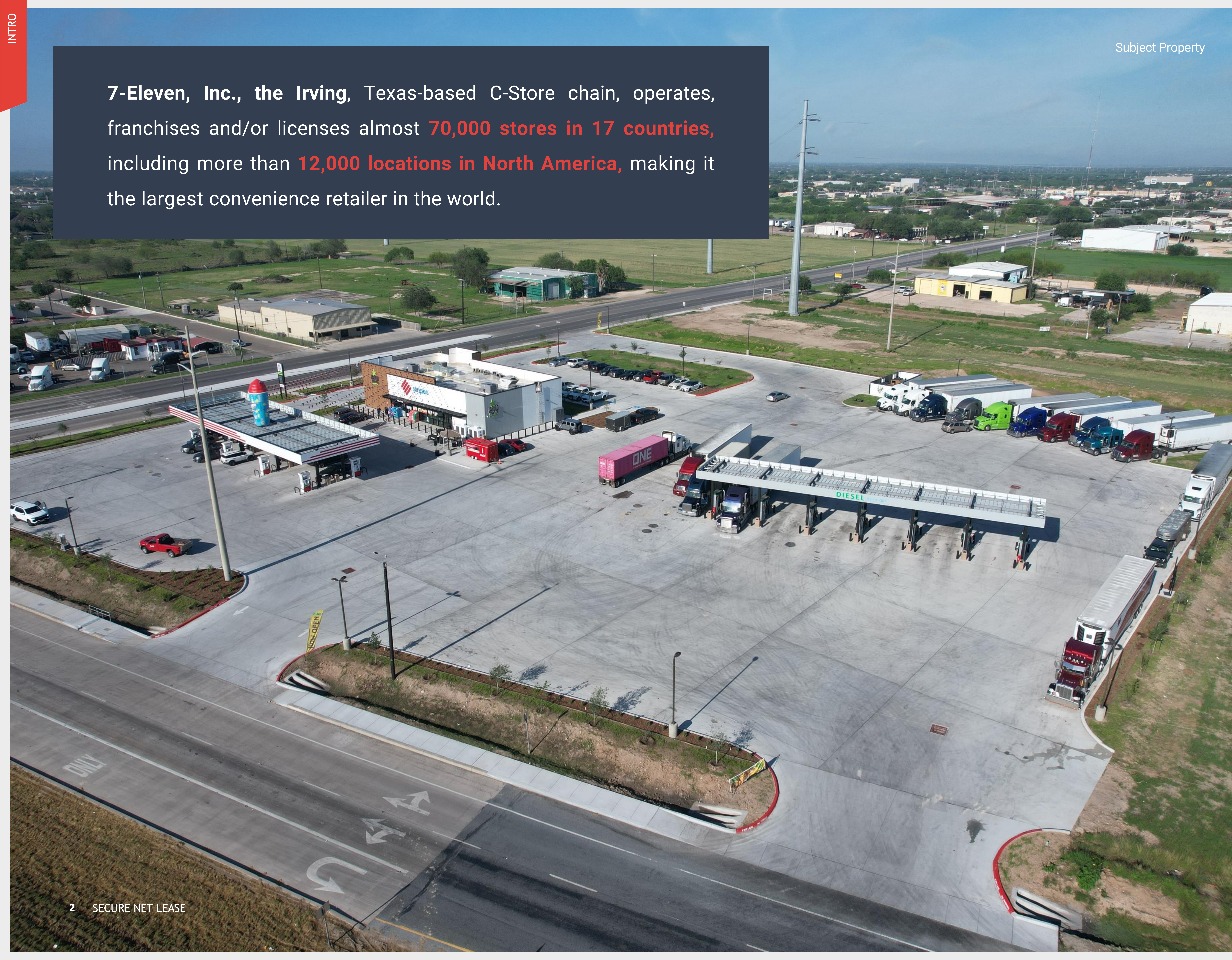
7-Eleven W/ 8 High Speed Diesel MPDs

\$12,011,500 | 5.15% CAP

1210 E Monte Cristo Rd, Edinburg, TX

- ✓ **Brand New 15 Year, Absolute NNN Lease** with 7.5% Rent Bumps Every 5 Years and Five, 5-Year Options
- ✓ **Large Format 7-Eleven on 6.65 Acres** - Featuring 8 MPDs (16 Pumps) and 7 High Speed Diesel MPDs (14 Pumps)
- ✓ **Hard Corner, Signalized Site Off Monte Cristo Rd (36,199 VPD)** Near the Exit/Entry Ramp of I-69C (46,000 VPD)
- ✓ **Forecasted to Be One of the Top Performing 7-Elevens in the Country**
- ✓ **Strategically Located Off I-281**, The Main Highway Connecting McAllen/Reynosa Metros to San Antonio & Corpus Christi

7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost **70,000 stores in 17 countries**, including more than **12,000 locations in North America**, making it the largest convenience retailer in the world.



INVESTMENT OVERVIEW

7-ELEVEN EDINBURG, TX

Subject Property



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\$12,011,500

5.15% CAP

NOI

\$618,589

Building Area

±5,000 SF

Land Area

±6.615 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open and Operating:** Rent Commenced 4/1/2023
- ✓ **Brand New 15 Year, Absolute NNN Lease** with 7.5% rent bumps Every 5 Years and Five, 5-Year Options.
- ✓ **Large Format 7-Eleven on 6.65 Acres** - Featuring 8 MPDs (16 Pumps) and 7 high speed diesel MPDs (12 Pumps).
- ✓ **Hard Corner, Signalized Site Off Monte Cristo Rd (36,199 VPD)** Near the exit/entry ramp of I-69C (32,000 VPD). I-69C is the main interstate between McAllen MSA and San Antonio/Corpus Christi.
- ✓ **Expected to Be One of the Top Performing 7-Elevens in the Country.** Very Popular rest spot among truckers.
- ✓ **Across From La Sienna Mixed-Use Development:** The development features 288 apartment units, 460 single family homes, 282 townhomes and several retail tenants.
- ✓ **Strategically located 8 Minutes from The University of Texas Rio Grande Valley** with over 32,000 students and 2,500 staff members.
- ✓ **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

REVENUE
\$36.1B

CREDIT RATING
A

LOCATIONS
83,000



[7-eleven.com](https://www.7-eleven.com)

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada, while also serving over 83,000 stores in 18 countries & regions.

7-Eleven won several awards in 2022, including being named the **#1 C-Store Chain** by Convenience Store News. Their annual list compiles the industry's **top performing** chains throughout the year and acts as a tool that highlights trends in the industry. As the **largest chain** in the C-Store industry, 7-Eleven continued to lead in 2022. 7-Eleven also earned the **number one spot** in **2019** and **2020**.

As proud founders of the **world's first convenience store**, 7-Eleven's top priority has always been to give customers the **most convenient experience** possible to consistently meet their needs. 7-Eleven aims to be a one-stop shop for consumers – a place people can always rely on to deliver what they want, when, where and how they want it. This **goal continues** to shape 7-Eleven's ethos, driving 7-Eleven's **expansion** into operating Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits, **with locations**, as well as proprietary products and services including 7NOW®, 7Rewards®, Speedy

File Photo



IN THE NEWS

7-ELEVEN EDINBURG, TX

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**. And there’s another reason the **new location** inside 7-Eleven should appeal to customers who can’t get enough Tex-Mex cuisine: Unlike other Laredo Taco Company restaurants, this one offers an **extended** covered patio for customers who like outdoor seating, frozen margaritas and beer on tap.

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**.”

The 7NOW delivery app lets customers order from more than **3,000 products** to be delivered to their door.

EXPLORE ARTICLE

7-Eleven Tops Best Grocery Store List

MATTHEW STERN, DECEMBER 12, 2022 (RETAILWIRE)

These days, the favorite grocery store in the U.S. is not even a supermarket, a new survey says. Based on research from YouGov, Convenience store chain 7-Eleven is the most popular place for people in the U.S. to get their groceries, according to Eat This, Not That.

With a **62 percent popularity rating**, the retailer beat out discounter Aldi and supermarket giant Kroger (which both had a **61 percent** rating). Trader Joe’s and Whole Foods came in **fourth and fifth** on the list (at 58 percent and 53 percent, respectively). Albertsons and Piggly Wiggly also made an appearance, as well as other **convenience stores** including Circle K and 7-Eleven-owned Speedway.

Convenience stores have become a more popular meal destination at a time when inflation is driving people to be more cost conscious, as a PYMNTS article explores. Low-income consumers have been turning to food pickup from c-stores rather than pricier delivery.

Foodservice is a point of emphasis at 7-Eleven, but has not been its sole focus. The chain recently opened its ninth “Evolution” store in the country and **fifth in the Dallas-Fort Worth** area. This particular location features an in-store Laredo Taco Company restaurant, custom beverages and even a premium cigar humidor. 7-Eleven Evolution stores are meant as testing grounds for **new technologies** and offerings, and gives the retailer an **opportunity** to tweak product and design in response to customer feedback.

The convenience store giant has also improved its technological positioning, introducing features like **app-based home delivery** as well as delivery through DoorDash and Instacart. These features have become table stakes in the convenience vertical, with 57 percent of operators having some sort of last-mile fulfillment solution in place.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN EDINBURG, TX

Initial Lease Term	15 Years, Plus (5), 5-Year Options
Rent Commencement	4/1/2023
Lease Expiration	3/31/2038
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years
Annual Rent YRS 1-5	\$618,589.44
Annual Rent YRS 6-10	\$664,983.60
Annual Rent YRS 11-15	\$714,857.40
Option 1	\$768,471.72
Option 2	\$826,107.00
Option 3	\$888,065.04
Option 4	\$954,669.96
Option 5	\$1,026,270.

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.



TSC TRACTOR SUPPLY CO

FedEx

281

GOODYEAR

69C

N INTERSTATE HIGHWAY 69C
±32,000 VPD

DR. KAY TEER CRAWFORD
ELEMENTARY SCHOOL
(627 STUDENTS)

DOLLAR GENERAL

FAMILY DOLLAR

O'Reilly AUTO PARTS
SUBWAY

E MONTE CRISTO ROAD
±36,904 VPD

Exxon

DOLLAR GENERAL

WHATABURGER

Jack
in the box

Denny's

Domino's

LA SIENNA
APARTMENTS
(288 UNITS)

EISENHAUWER
ELEMENTARY

MONTE CRISTO
ELEMENTARY
SCHOOL
(672 STUDENTS)

ANITA E VILLARREAL
ELEMENTARY SCHOOL
(458 STUDENTS)

DOLLAR GENERAL

TRUMAN
ELEMENTARY
(623 STUDENTS)

EDINBURG NORTH
HIGH SCHOOL
(2,694 STUDENTS)

SUBJECT PROPERTY
1210 E. MONTE CRISTO RD.

MEMORIAL
MIDDLE SCHOOL
(1,098 STUDENTS)

EISENHOWER
ELEMENTARY
(579 STUDENTS)

1925
ROAD

SUGAR NORTH
APARTMENTS
(40 UNITS)

AutoZone
JUNIOR'S
THE REAL MEAT PEOPLE
Little Caesars
WING-STOP
McDonald's
CHURCH'S

DOLLAR GENERAL

B.L. GARZA
MIDDLE SCHOOL
(1,019 STUDENTS)

Aaron's
WING-STOP
Denny's
chili's
Pizza Hut
PANDA EXPRESS
CHINESE KITCHEN

Walmart
Supercenter
planet fitness
Schlotzsky's
IT'S A MOUTHFUL
jason's deli
GOLDEN CHICK
Jack
in the box
BURGER KING
TACO BELL

N BUSINESS HIGHWAY 281
±18,978 VPD

BUSINESS
281

VALERO

EDINBURG CISD
MAINTENANCE
AND FACILITIES
LINCOLN ELEMENTARY
(375 STUDENTS)

J. ECONOMEDES
HIGH SCHOOL
(2,703 STUDENTS)

DOLLAR GENERAL

AutoZone
POPEYES
LOUISIANA KITCHEN

LOWE'S
DOLLAR TREE
SUBWAY
IHOP

107
TEXAS

McDonald's

SHIPLEY
DONUTS
WHATABURGER

SUBWAY

Cane's
CHICKEN FRIES

Firestone
COMPLETE AUTO CARE
DOLLAR TREE

DQ

O'Reilly AUTO PARTS

SUBWAY
WHATABURGER
BURGER KING
McDonald's

BUSINESS
281

LA SIENNA MIXED
USE DEVELOPMENT

460 Single Family Homes Existing
270 Single Family Lots Proposed
282 Townhomes Proposed

FARM
1925
ROAD



SUBJECT PROPERTY
1210 E. MONTE CRISTO RD.

Denny's

E MONTE CRISTO ROAD
±36,904 VPD

O'Reilly AUTO PARTS
PROFESSIONAL. PLANTS. PEOPLE.

Domino's

LA SIENNA
APARTMENTS
(288 UNITS)

FUTURE RETAIL

DOLLAR GENERAL




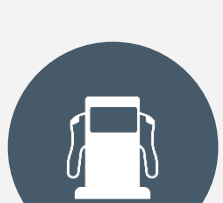
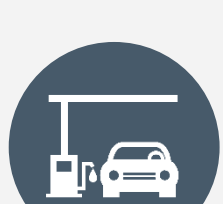
281

INTERSTATE
69C

N INTERSTATE HIGHWAY 69C
±45,200 VPD

SITE OVERVIEW

7-ELEVEN EDINBURG, TX

	Year Built	2023
	Building Area	±5,000 SF
	Land Area	±6.615 AC
	Pumps	8
	Fueling Positions	16

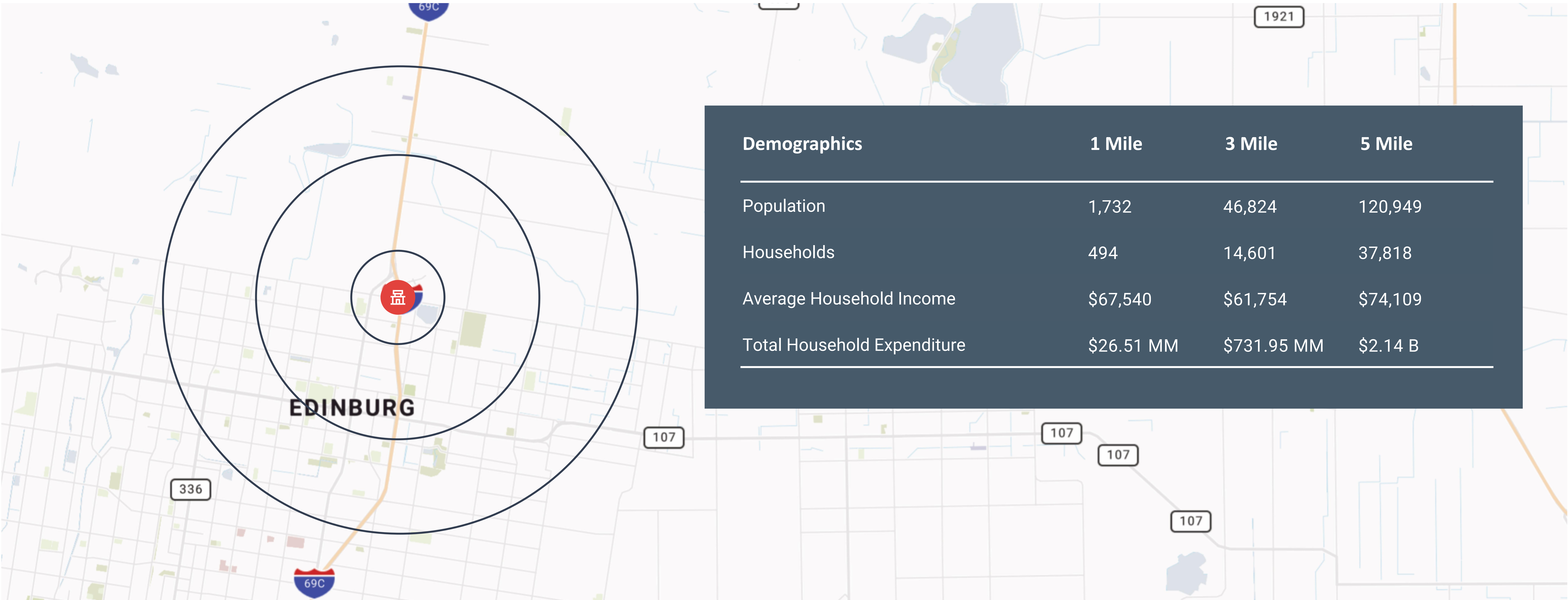
NEIGHBORING RETAILERS

- Walmart Supercenter
- Planet Fitness
- Dollar General
- Family Dollar
- O’Reilly Auto Parts
- Lowe’s
- Golden Chick
- Denny’s
- Whataburger
- Aaron’s



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 Dynamos 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

UTRGV marks record enrollment

AUGUST 29, 2022 (UTRGV)

UTRGV also had a first-day enrollment of more than 4,000 graduate students for the third straight year, including a school record of 494 doctoral students.

While enrollment figures will not be official until the **12th class day**, UTRGV President Guy Bailey said Monday's numbers reflect the university's steadfast commitment of providing a **high-quality** education at an **affordable price**.

For the third straight year, The University of Texas Rio Grande Valley has recorded a first-day enrollment of more than 32,000 students.

"Our top priority remains student success, and that starts with providing access to higher education to as many students possible, especially those from the Rio Grande Valley," Bailey said. "These students will go on to **graduate and pursue great careers** that will help transform their lives and the lives of their families."

"UTRGV is in great shape as we begin our **eighth academic year**, and a big reason for our success is the ongoing **hard work and dedication** of our students, faculty and staff," Bailey said. "We want UTRGV to become the catalyst that **transforms** the economic life, health and well-being of the Rio Grande Valley, and we are well on our way."

Victoria Velazquez, freshman biology major from Lasara, Texas, said UTRGV was the perfect choice because of the campus atmosphere.

"I love the energy that is surrounding the university," said Velazquez, who is also a Luminary Scholar and a **member** of the Vaqueros MD Early Assurance Program. "I love that at UTRGV, you're not just a number. I also love all the opportunities UTRGV offered me."

EXPLORE ARTICLE



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.

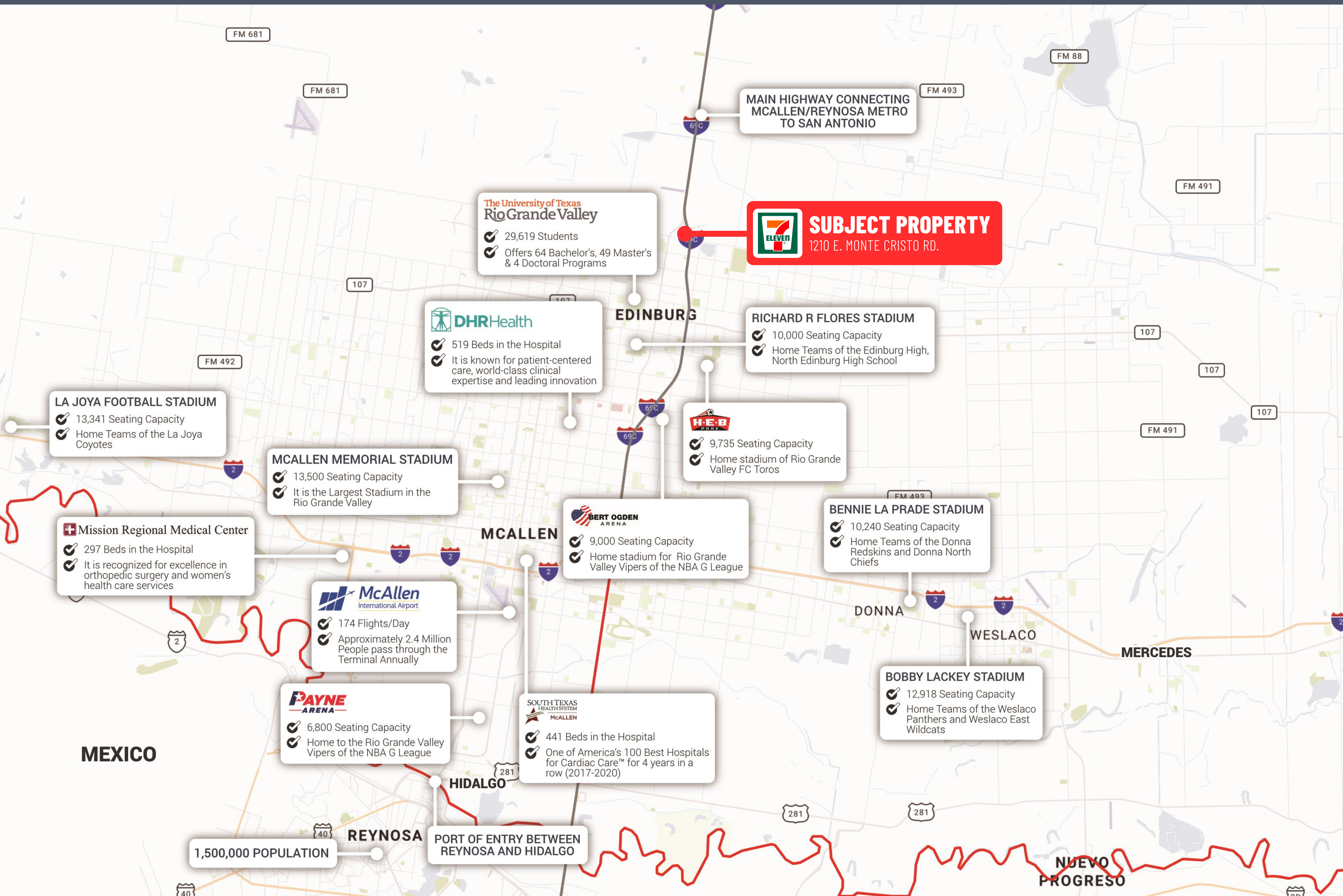
For Miller, the expansion is the beginning of providing Valley residents with more healthcare opportunities.

"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





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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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.