

SECURE
NET LEASE



Rendering Photo

7-Eleven W/ Five High Speed Diesel MPDS

\$9,379,540 | 5.00% CAP

1637 N Market St, Hearne, TX (College Station)

- ✓ **Brand New 15 Year Absolute NNN Lease** with 7.5% Rent Bumps Every 5 Years, and (5), Five-Year Options
- ✓ **Large Format 7-Eleven - Property is over 6,000 S/F and sits on 4.837 Acres**, Featuring 8 MPDS (16 Pumps) and 5 High Speed Diesel MPDS (8 Pumps)
- ✓ **Located at the Intersection of Market St (27,655 VPD) & FM-485 (3,824 VPD)**
- ✓ **Strategically Located Along I-6**, the Main Road Between Waco and Houston. Truck Stop Adjacent to Property had 1.2M Customers Last Year.
- ✓ **Hearne is Located 20 Miles North of College Station**, Home of Texas A&M, the Highest Enrolled University in the Country (74,829 Students)

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 HEARNE, TX

File Photo



CONTACT FOR DETAILS

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

Bobby Jarosz

Associate
(214) 271-8361

bjarosz@securenetlease.com

\$9,379,540

5.00% CAP

NOI

\$468,977

Building Area

±6,050 SF

Land Area

±4.837 AC

Year Built

2023

Lease Type

Absolute NNN

Parking Spots

56

- ✓ **Projected Rent Commencement:** October 2023
- ✓ **Brand New 15 Year Absolute NNN Lease** with 7.5% Rent Bumps Every 5 Years, and (5), Five-Year Options.
- ✓ **Large Format 7-Eleven:** Subject Property has a building size over 6,000 and sits on 4.83 Acres. It features two restaurant concepts, Raise the Roost Chicken and Laredo Taco. There are 8 MPDS (16 Pumps) and 5 High Speed Diesel MPDS (8 Pumps) located on the premise.
- ✓ **Dense Trucking Area:** Located at the Intersection of Market St (27,655 VPD) & FM-485 (3,824 VPD). Market St merges into I-6, the main highway between Waco and Houston. Subject property is adjacent to a Love's Travel Stop which saw over 1.2M customers last year. Other tenants along the corridor include O'Reilly, Tractor Supply, Valero and several hotels.
- ✓ **Hearne is Located 20 Miles North of College Station:** College Station is Home of Texas A&M, the Highest Enrolled University in the Country (74,829 Students). Approximately 70% of Texas' population live within a 3-hour drive of College Station.
- ✓ **7-Eleven is the Largest Chain** in the Convenience-Retailing Industry with over 83,000 stores world-wide. They won several awards in 2022, including being named the #1 C-Store Chain by Convenience Store News.

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 HEARNE, 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 HEARNE, 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



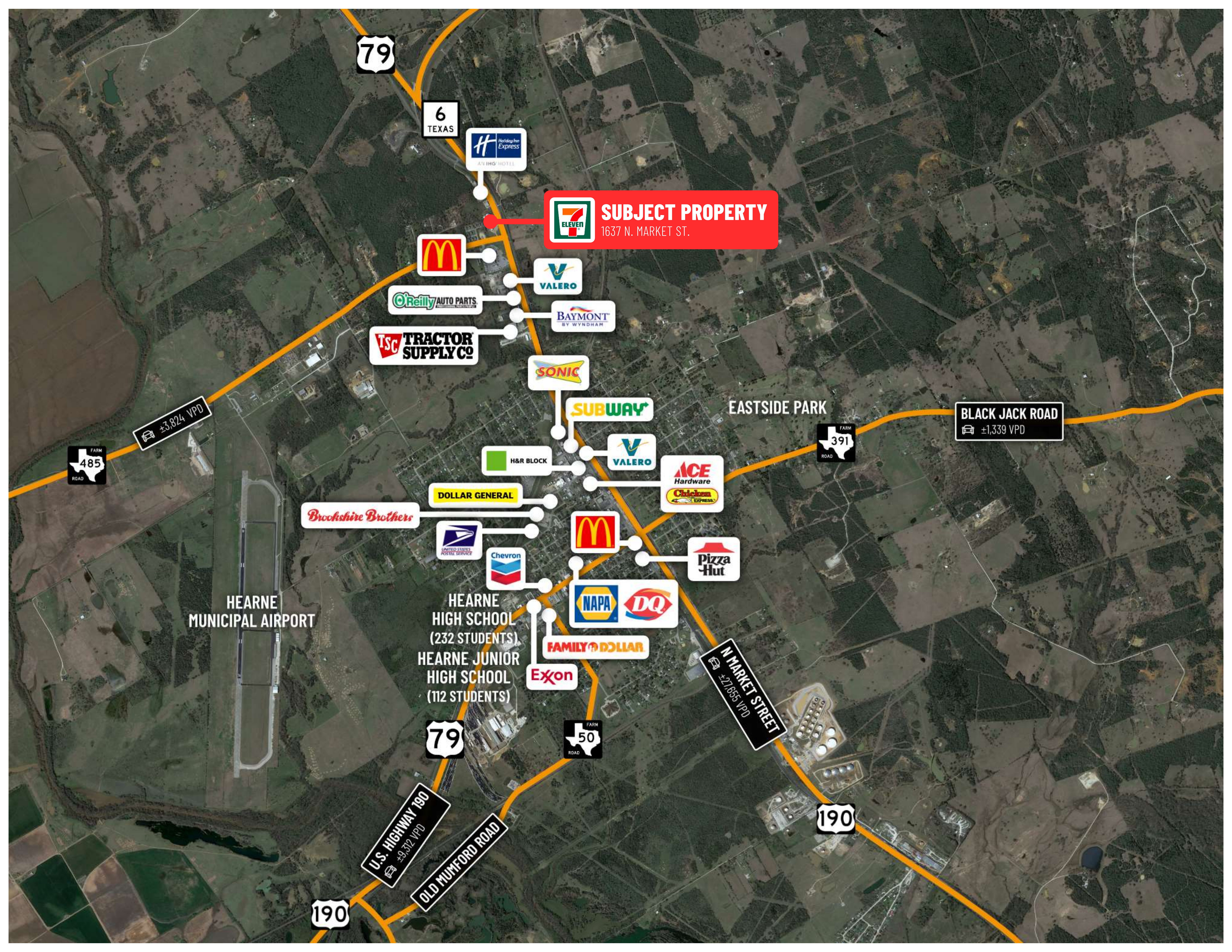
LEASE OVERVIEW

7-ELEVEN HEARNE, TX

Initial Lease Term	15 Years, Plus (5), Five-Year Options
Rent Commencement	October 2023
Lease Expiration	October 2038
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$468,977.04
Annual Rent YRS 6-10	\$504,150.00
Annual Rent YRS 11-15	\$541,962.00
Option 1	\$582,609.00
Option 2	\$626,304.00
Option 3	\$673,277.04
Option 4	\$723,773.04
Option 5	\$778,056.00

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.





79

6 TEXAS



SUBJECT PROPERTY

1637 N. MARKET ST.



EASTSIDE PARK

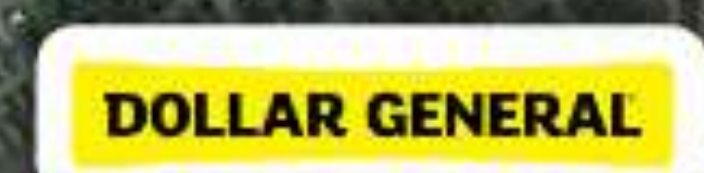
BLACK JACK ROAD

±1,339 VPD

391

485

±3,824 VPD



HEARNE MUNICIPAL AIRPORT

HEARNE HIGH SCHOOL
(232 STUDENTS)
HEARNE JUNIOR HIGH SCHOOL
(112 STUDENTS)



79

50

N MARKET STREET
±27,655 VPD

U.S. HIGHWAY 190
±9,312 VPD

OLD MUMFORD ROAD

190

190



N MARKET STREET
±27,655 VPD



SUBJECT PROPERTY
1637 N. MARKET ST.


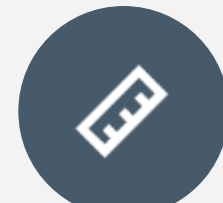


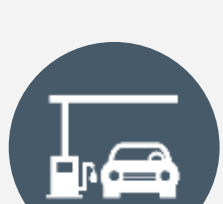

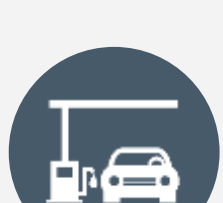


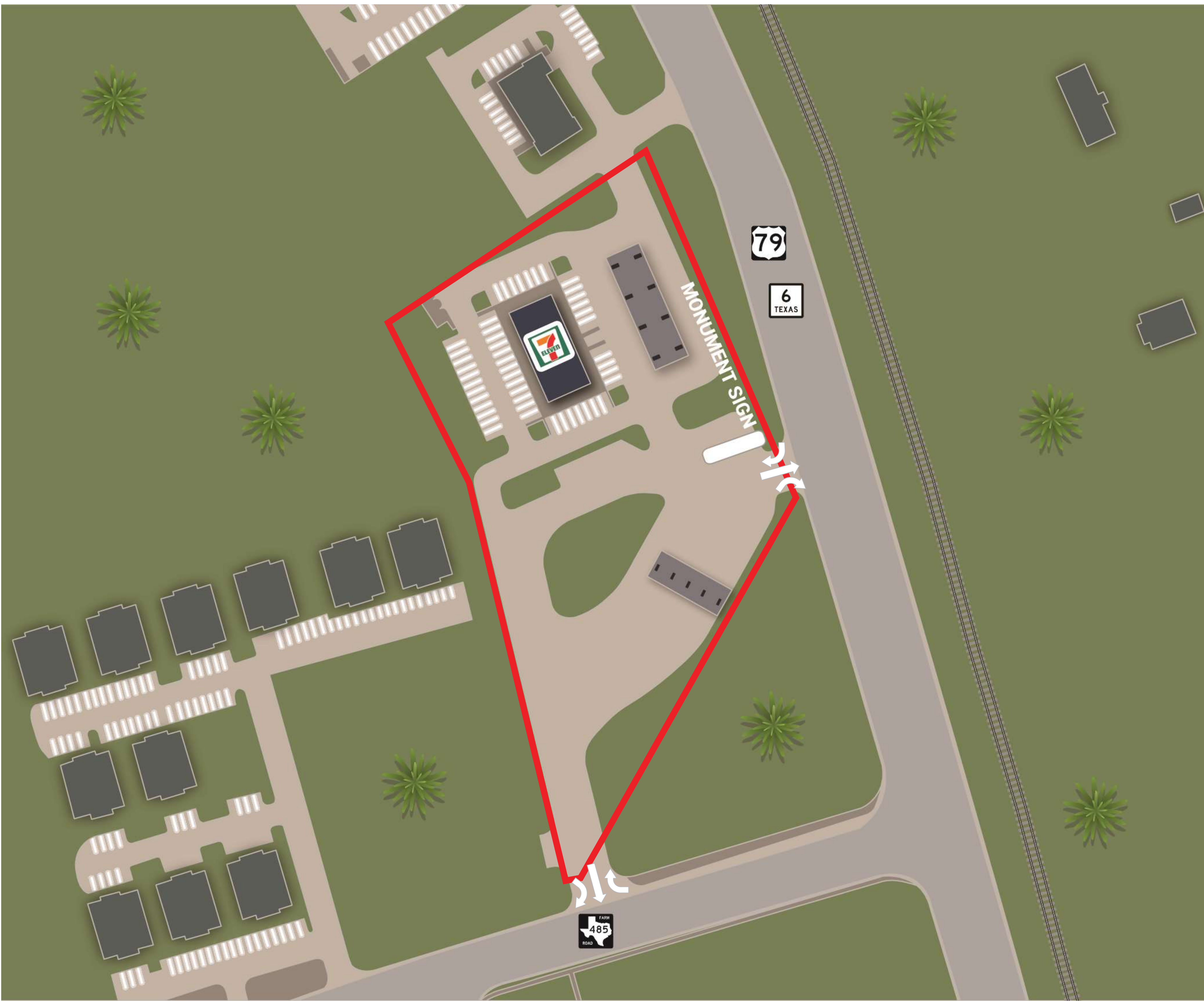
±3,824 VPD



SITE OVERVIEW

7-ELEVEN HEARNE, TX

	Year Built	2023
	Building Area	±6,050 SF
	Land Area	±4.837 AC
	Pumps	16
	Fueling Positions	8
	Diesel Pumps	8
	Diesel Positions	5



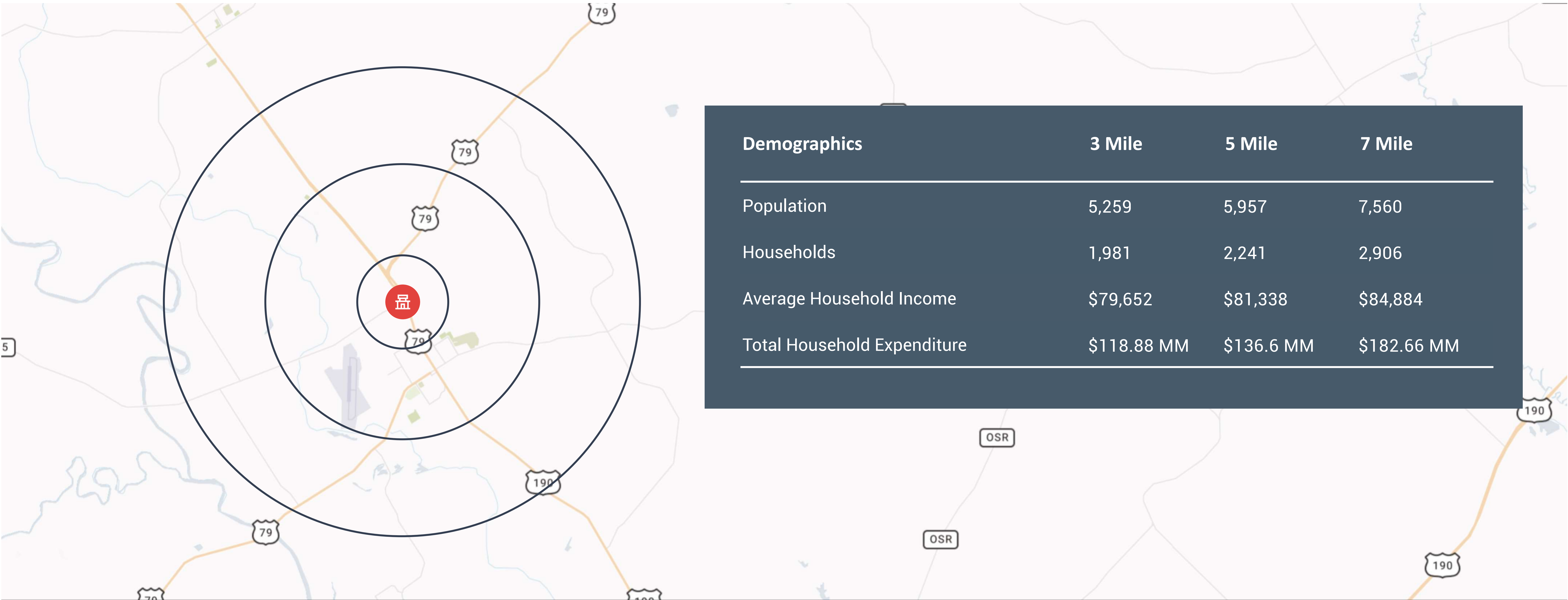
NEIGHBORING RETAILERS

- Tractor Supply Co.
- O'Reilly Auto Parts
- Dollar General
- Family Dollar
- Subway
- Brookshire Brothers
- NAPA Auto Parts
- Pizza Hut



LOCATION OVERVIEW

7-ELEVEN HEARNE, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Texas A&M University (71,109)

2. Blinn College (20,116)

3. Reynolds & Reynolds (4,300)

4. Texas A&M Health Science Center (3,032)

5. Bryan ISD (2,000)

6. College Station ISD (1,946)
7. Sanderson Farms (1,600)

8. CHI St. Joseph Health System (1,040)

9. Walmart (1,035)

10. HEB Grocery (1,000)

11. Brazos County (950)

12. City of Bryan (887)
13. City of College Station (488)

14. Ply Gem Windows (250)

15. College Station Medical Center (235)

LOCATION OVERVIEW

7-ELEVEN HEARNE, TX



College Station

Texas



113,686

Population



\$45,820

Median Household Income

College Station is at the heart of central Texas and in the middle of all major metros in Texas including DFW, Houston, Austin, and San Antonio.

HEART

The Bryan-College Station metro area is the 14th largest in Texas.

14th

College Station is a city in Brazos county approximately 95 miles from Houston, 100 miles from Austin, 170 miles from Dallas, and 170 miles from San Antonio, in the heart of the “Texas Triangle” region.

Approximately 70% of Texas’ population live within a 3-hour drive of College Station.

College Station has seen huge population growth over the years and expected to increase by more than 11% over the next 5 years.

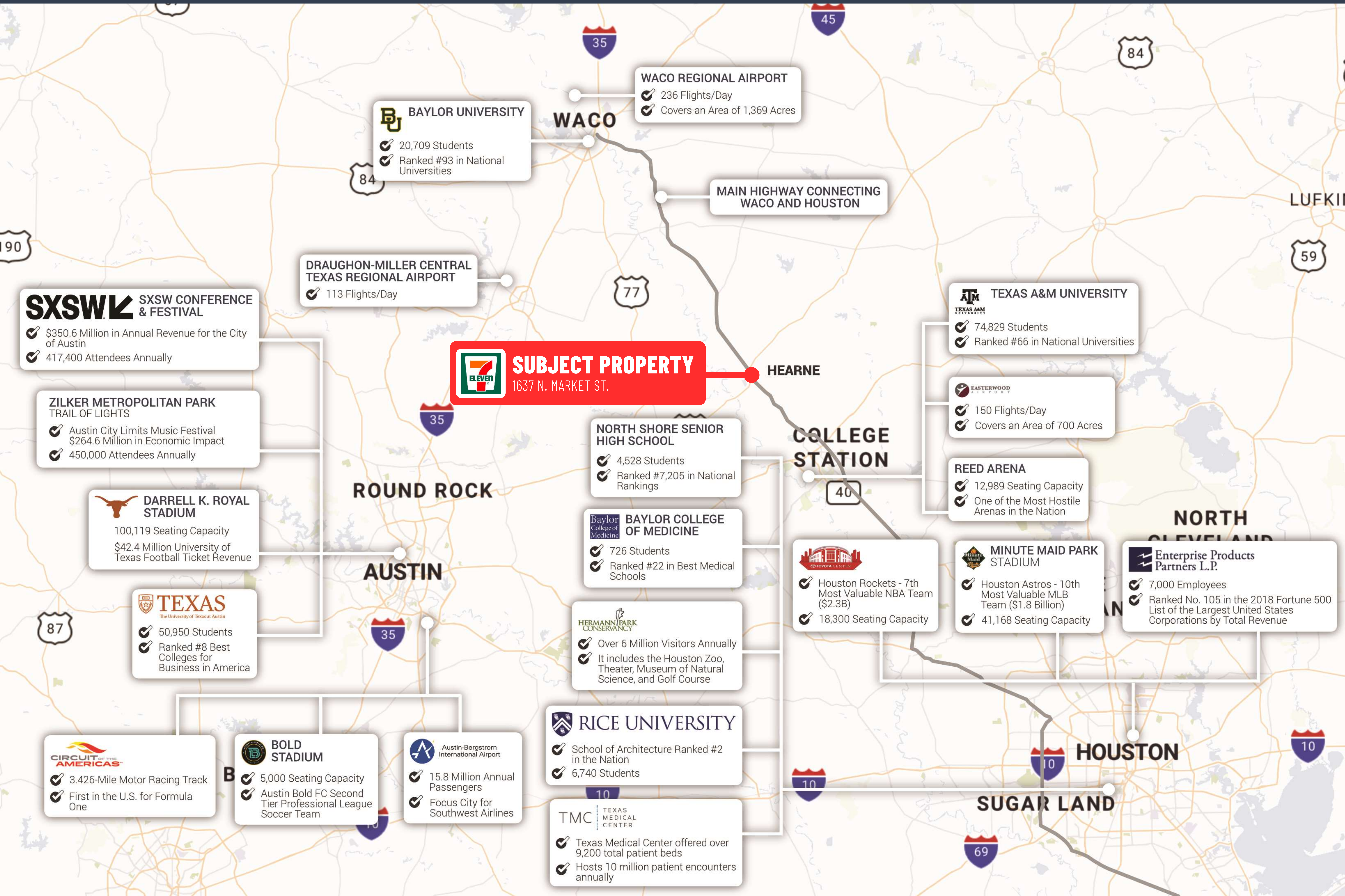
The city is home to the flagship campus of Texas A&M university, with nearly 70,000 students enrolled.

The city benefits from an established economic base in education, healthcare, biotechnology, pharmaceuticals, aerospace, and defense, and serves as a regional retail hub. Texas A&M University, a land, sea, and space-grant university, is a major research hub, with annual research expenditures of \$922M annually and major partnerships with NASA, the National Institutes of Health, the National Science Foundation, and the Office of Naval Research. The city has been ranked the most-educated city in Texas, the number 1 city in the U.S. for median household income growth, and the second best small place in the U.S. for business & careers. Major companies operating in and around College Station include ViaSat, Sanderson Farms, CardioQuip, Coca-Cola, Fujifilm Diosynth

Biotechnologies, G-Con Manufacturing, iBio, Advanta Seeds, RELLIS, National Center for Therapeutics Manufacturing, EVO Conversion Systems, ST Genetics, Datatrak Enterprise Cloud, and more.

BRYAN-COLLEGE STATION MSA

7-ELEVEN HEARNE, TX



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

CALL FOR ADDITIONAL INFORMATION

Teddy Leonard
Vice President
(512) 387-9770
tleonard@securenetlease.com

Bobby Jarosz
Associate
(214) 271-8361
bjarosz@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN HEARNE, 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.