



7-ELEVEN INC. (PRIVATE)

BEST IN CLASS TENANT - LARGEST CONVENIENCE STORE CHAIN IN THE WORLD

PROVEN LOCATION - INVESTMENT GRADE LEASE - S&P RATED A-

1624 E HOWARD LN, AUSTIN, TX 78753





Property Details	
Building Area	3,440 SF
Land Area	1.58 Acres

PROPERTY OVERVIEW

The Snyder Carlton National Net Lease Team is pleased to offer to qualified investors an opportunity to purchase an investment grade single tenant Absolute NNN investment fully leased to 7-Eleven on a corporate lease. With approximately 5 years remaining and 3 – 5 year option periods(,) the subject property provides stable cash flow with zero landlord responsibilities and low downside risk as there is a recession resistant gas component. This is a rare opportunity to purchase an investment-grade credit tenant in a tax-free state, with zero landlord responsibilities in one of the fastest growing large cities in the US.

7-Eleven Inc. (Private) is the world’s largest franchisor and licensor of convenience stores with over 83,000 stores across 18 countries and is investment grade rated at “A-” by Standard & Poor’s. This is a rare opportunity to buy an investment grade convenience store strategically located in a tax-free state with excellent economic and demographic fundamentals, and zero landlord obligations.

INVESTMENT HIGHLIGHTS

- 7-Eleven Inc. (Private) - Rated A- by Standard & Poor’s – Investment Grade
- World’s largest franchisor and licensor of convenience stores
- Over 83,000 Stores Across 18 Countries
- Ideal 1031 Exchange Asset – Ease of Management
- Absolute NNN Lease – Zero Landlord Responsibilities
- Approximately 5 Years Remaining – Secure Cash Flow
- 3 - 5 Year Option Periods – 10% Increases Every Option Period
- Large 1.58 Acre Lot
- Tax Free State - Texas - High Growth & Demand
- Diversified Economic Base - Tourism, Finance, Retail, Services and Healthcare

PRICING	
List Price	\$3,430,000
NOI	\$166,375
CAP Rate	4.85%
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT	
Tenant Trade Name	7-Eleven
Lease Start	February 1, 2013
Lease Expiration	January 31, 2028
Lease Term	15 Years
Term Remaining On Lease	5 Years
Base Rent	\$166,375
Rental Adjustments	-
Option Periods	3 - 5 Year Option Periods 10% Rent Increases 2/1/2028: \$183,013 2/1/2033: \$201,314 2/1/2038: \$221,445
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible



TENANT OVERVIEW

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. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations.

7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over 7 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

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 convenienceoriented 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 diferent products and services is tailored to meet the needs and preferences of local guests.



83,000 STORES GLOBALLY IN 18 COUNTRIES & REGIONS

MOBILE CHECKOUT AT MORE THAN 3,000 STORES

7-ELEVEN IS 95 YEARS YOUNG

FIRST CONVENIENCE STORE TO SELL GAS





Texas is located in the South Central region of the United States. At 268,596 square miles, and with more than 30 million residents in 2022, it is the second-largest U.S. state by both area (after Alaska) and population (after California). Texas shares borders with the states of Louisiana to the east, Arkansas to the northeast, Oklahoma to the north, and New Mexico to the west.

EXCELLENT LOCATION

- Tax Free State - Sun Belt State - High Growth & Demand
- Increasing Commodity Prices in Texas To Provide Boom for Economy
- Excellent Demographics in Dallas, TX - Full Employment
- Diversified Economic Base - Tourism, Finance, Retail, Services and Healthcare

Houston is the most populous city in Texas and the fourth-largest in the U.S., while San Antonio is the second most populous in the state and seventh-largest in the U.S. Dallas-Fort Worth and Greater Houston are, respectively, the fourth- and fifth-largest metropolitan statistical areas in the country.

Texas developed a diversified economy and high tech industry during the mid-20th century. As of 2022, it has the most Fortune 500 company headquarters (53) in the United States. With a growing base of industry, the state leads in many industries, including tourism, agriculture, petrochemicals, energy, computers and electronics, aerospace, and biomedical sciences. If Texas were a sovereign state, it would have the 10th-largest economy in the world.



ABOUT AUSTIN, TX

Austin is the capital city of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most-populous city in the United States, the fourth-most-populous city in Texas, and the second-most-populous state capital city. It has been one of the fastest growing large cities in the United States since 2010. Downtown Austin and Downtown San Antonio are approximately 80 miles apart, and both fall along the Interstate 35 corridor.

As of 2021, Austin had an estimated population of 965,872, up from 961,855 at the 2020 census. The city is the cultural and economic center of the Austin–Round Rock metropolitan statistical area, which had an estimated population of 2,295,303 as of July 1, 2020, a roughly 84% increase from the year 2000.



ECONOMY

Emerging from a strong economic focus on government and education, since the 1990s, Austin has become a center for technology and business. The technology roots in Austin can be traced back to the 1960s when Tracor (now BAE Systems), a major defense electronics contractor, began operation in the city in 1962. IBM followed in 1967, opening a facility to produce its Selectric typewriters. Texas Instruments setup in Austin two years later, Motorola (now NXP Semiconductors) started semiconductor chip manufacturing in 1974. BAE Systems, IBM, and NXP Semiconductors still have campuses and manufacturing operations in Austin as of 2022. A number of Fortune 500 companies have headquarters or regional offices in Austin, including 3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP Semiconductors, Oracle, Tesla, Texas Instruments, and Whole Foods Market. Dell’s worldwide headquarters is located in the nearby suburb of Round Rock.

With regard to education, Austin is the home of the University of Texas at Austin, which is one of the largest universities in the U.S., with over 50,000 students. In 2021, Austin became home to the Austin FC, the first (and currently only) major professional sports league in the city.



965,872

Population



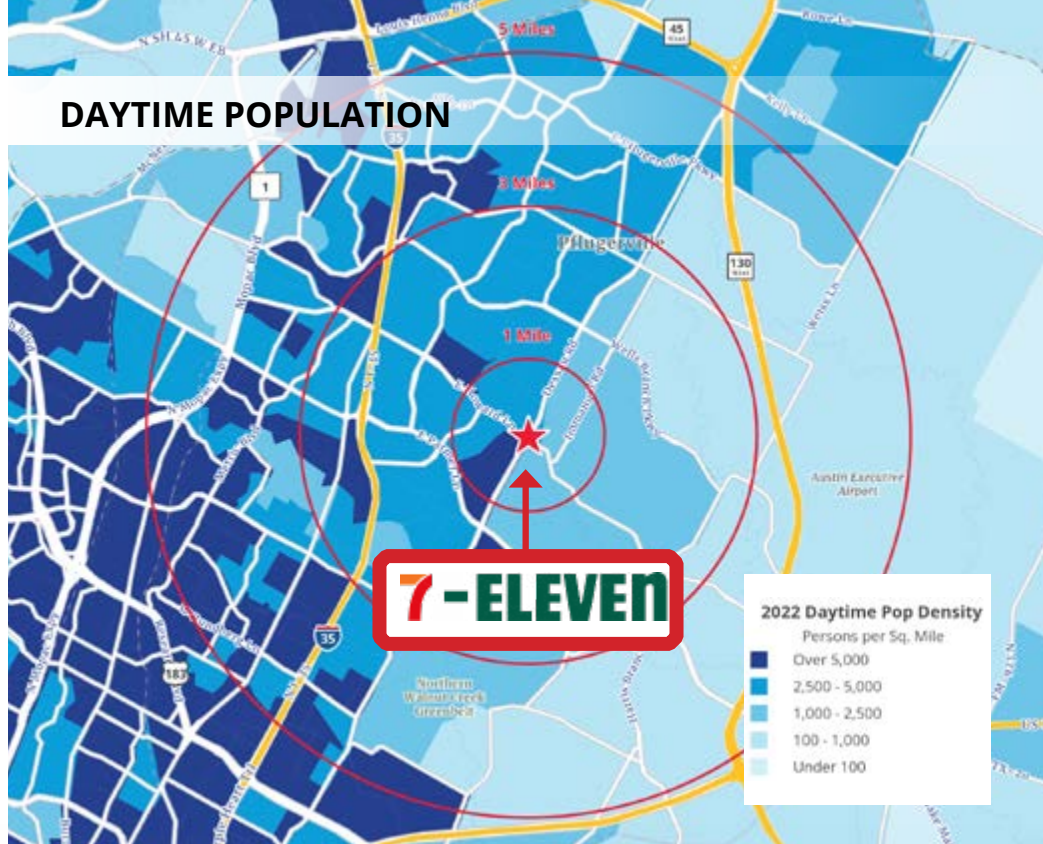
\$75,752

Median Household Income



\$358,600

Median Property Value



POPULATION	1-MILE	3-MILE	5-MILE
ESTIMATED POPULATION 2022	14,639	91,514	237,875
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
ESTIMATED HOUSEHOLDS 2022	4,801	35,279	94,131
INCOME	1-MILE	3-MILE	5-MILE
AVG. HOUSEHOLD INCOME 2022	\$100,690	\$103,291	\$101,797
MEDIAN HOUSEHOLD INCOME	\$82,769	\$80,907	\$79,597
BUSINESS FACTS	1-MILE	3-MILE	5-MILE
TOTAL # OF BUSINESSES 2022	249	1,831	7,041
TOTAL # OF EMPLOYEES 2022	1,868	24,163	88,576



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of 7-Eleven, Austin, TX or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

7-ELEVEN



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