SECURE
NET LEASE

File Photo

NEW Corporate 7-Eleven

Directly Adjacent to Austin-Bergstrom Airport

$10,792,000 | 4.80% CAP

NEC Hwy. 71 & FM 973, Austin, TX 78617

- **Large-Format 7-Eleven on 1.62 Acres** | 43 Parking Spaces | 6 MPDs | High-Traffic Signalized Intersection
- **Prime Hard-Corner Location (±100,000+ VPD Combined)** | Direct Access to SH-130 & Downtown Austin
- **Adjacent to Austin-Bergstrom Airport (21.7M+ Passengers)** | 1 Mile from Tesla Giga Texas (21,191+ Employees) | Near Circuit of the Americas (1.2M+ Visitors)
- **Growing Residential Base & Workforce Housing in Immediate Area** | ±28,800 Residents | ~$74K Avg. Household Income | Rapid Southeast Austin Expansion
- **Located in Austin, TX – Top U.S. Growth Market** | ~1.0M Population (2.6M MSA) | Strong In-Migration | Tech-Driven Economy

File Photo

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 **85,000 stores in 20 countries.**

INVESTMENT OVERVIEW

7-ELEVEN AUSTIN, TX

CONTACT FOR DETAILS

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$10,792,000

4.80% CAP

NOI	$518,000
Building Area	±4,650 SF
Land Area	±1.62 AC
Year Built	2026
Lease Type	Absolute NNN
Occupancy	100%

- **Rent Commencement:** June 2026 (Estimated); **New 15-Year Corporate NNN Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- **Large Format 7-Eleven -** 1.62 Acre Parcel at the High Traffic Intersection of Hwy. 71 & FM 973 - Featuring 43 Parking Spaces and 6 MPDs.
- **Prime Hard-Corner Location with Exceptional Visibility & Access –** Situated at the NEC of Hwy 71 (±73,400 VPD) & FM 973 (±27,500 VPD), the property benefits from high traffic counts and direct access to one of Southeast Austin's primary commuter corridors linking SH-130, Bastrop, and Downtown Austin.
- **High-Growth Corridor Anchored by Major Demand Drivers –** Located adjacent to Austin-Bergstrom International Airport (21.7M+ annual passengers), 1 mile from Tesla Giga Texas (21,191+ employees), and 4 miles from Circuit of The Americas (1.2M+ annual visitors; 440,000+ F1 weekend), generating strong daily traffic from commuters, employees, and travelers, along with significant event-driven demand spikes.
- **Surrounded by Growing Residential Base & Workforce Housing –** Located within ZIP 78617 (±28,800 residents, rising incomes ~$74K), reflecting rapid suburban expansion in Southeast Austin with strong demand from working-class households and families.
- **Austin, TX is One of the Fastest-Growing Major U.S. Metros –** Austin features a population of ~1.0M (2.6M MSA) with strong in-migration, a thriving tech-driven economy, and above-average household incomes ($104,000+), supporting long-term retail demand and investment stability.
- **World's Largest Convenience Store Chain -** 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. There is ensured financial stability & it has a strong tenant profile for investors because it is backed by an ""A"" credit rating from S&P.

SECURE NET LEASE

TENANT OVERVIEW

7-ELEVEN AUSTIN, TX

7-Eleven

Lessee: 7-Eleven, Inc., a Texas corporation

REVENUE
$83.1 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

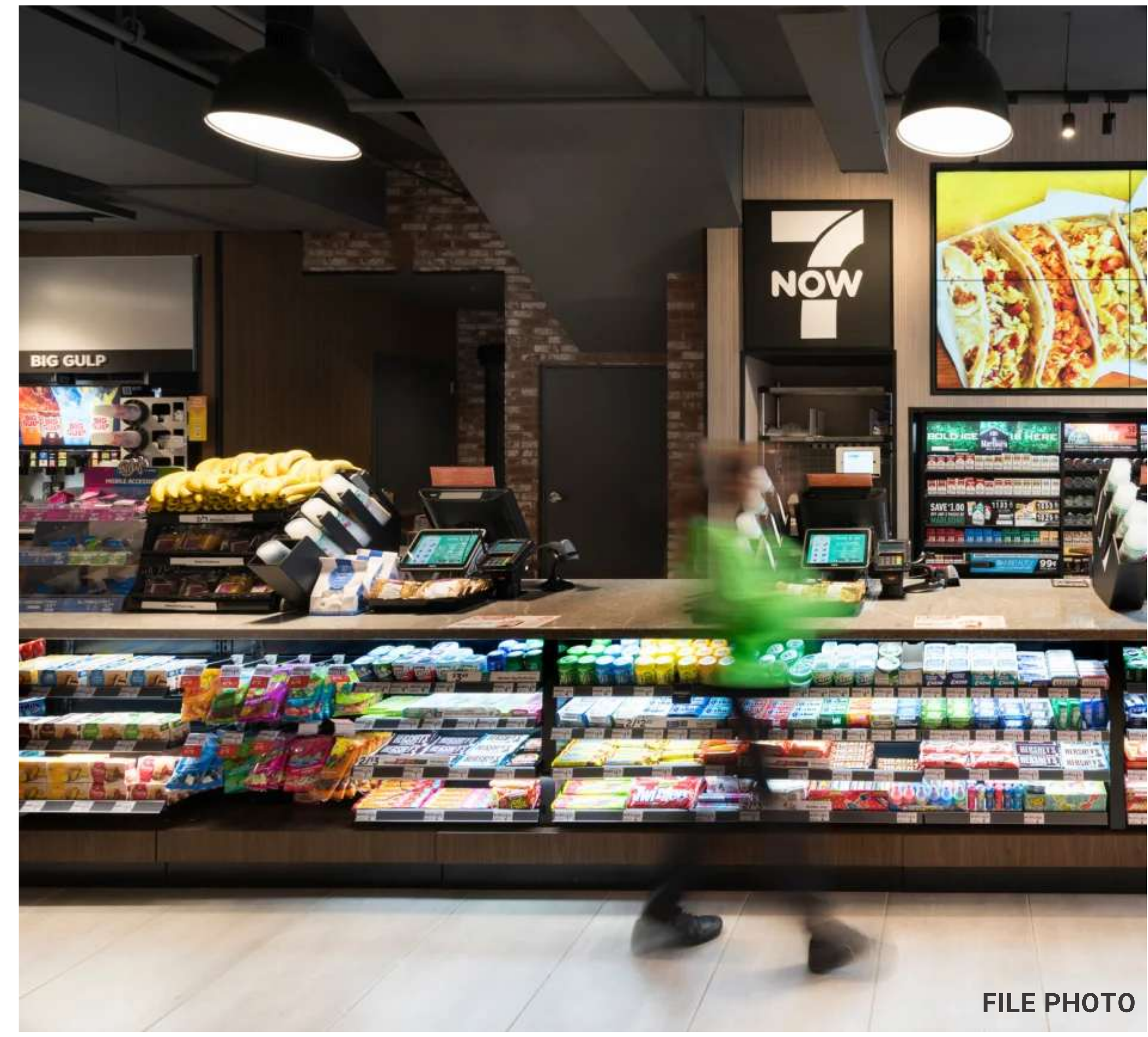
LOCATIONS
85,000+

7-eleven.com

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.

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 85,000 stores in 20 countries, of which approximately 15,300 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

FILE PHOTO

FILE PHOTO

IN THE NEWS

7-ELEVEN AUSTIN, TX

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings' fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven's North American **c-store business** into its own public entity in the second half of 2026.

> **The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.**

7-Eleven's plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550.**

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It's also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100.**

It's unclear if this will increase **7-Eleven's** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company's 2024 summary.

EXPLORE ARTICLE

Seven & i Says It's Looking at Growth in New Regions

JANUARY 09, 2025 (NACS)

The retailer will 'accelerate expansion' and 'seek growth in markets worldwide' amid quarterly profit drop.

Seven & I Holdings, parent company of 7-Eleven, is **developing initiatives** to "unlock its North American **convenience-store** business's potential value as well as optimal capital relations with its banking unit," the Wall Street Journal reported today.

"The retail giant said it will accelerate expansion to new regions to **seek growth** in markets worldwide. … The company plans to complete its **strategic restructuring** this fiscal year to **achieve profit growth** in the coming years, it said Thursday," wrote the WSJ.

Seven & i Holdings reported a drop in **quarterly net profit**, but "promised to complete restructuring and **seek further growth globally**" after facing buyout proposals from Alimentation Couche-Tard.

> **Last month, NACS Daily reported that Seven & i Holdings plans to open 500 new convenience stores in the United States and Canada through 2027.**

For the three months ending November 30, the company's net profit dropped **89%** from a year earlier to **11.39 billion** yen, equivalent to **$71.9 million**, according to the WSJ.

Operating profit for its Japan-based convenience-store business "declined **8.7%** to **¥55.21 billion** due to lower revenue, higher rent and utility expenses. … [Yet] Seven & i Holdings kept its revenue and net profit forecasts for the fiscal year ending February. It expects revenue to grow **3.5% to ¥11.879 trillion** but net profit to drop **27% to ¥163.00 billion**," wrote the Journal.

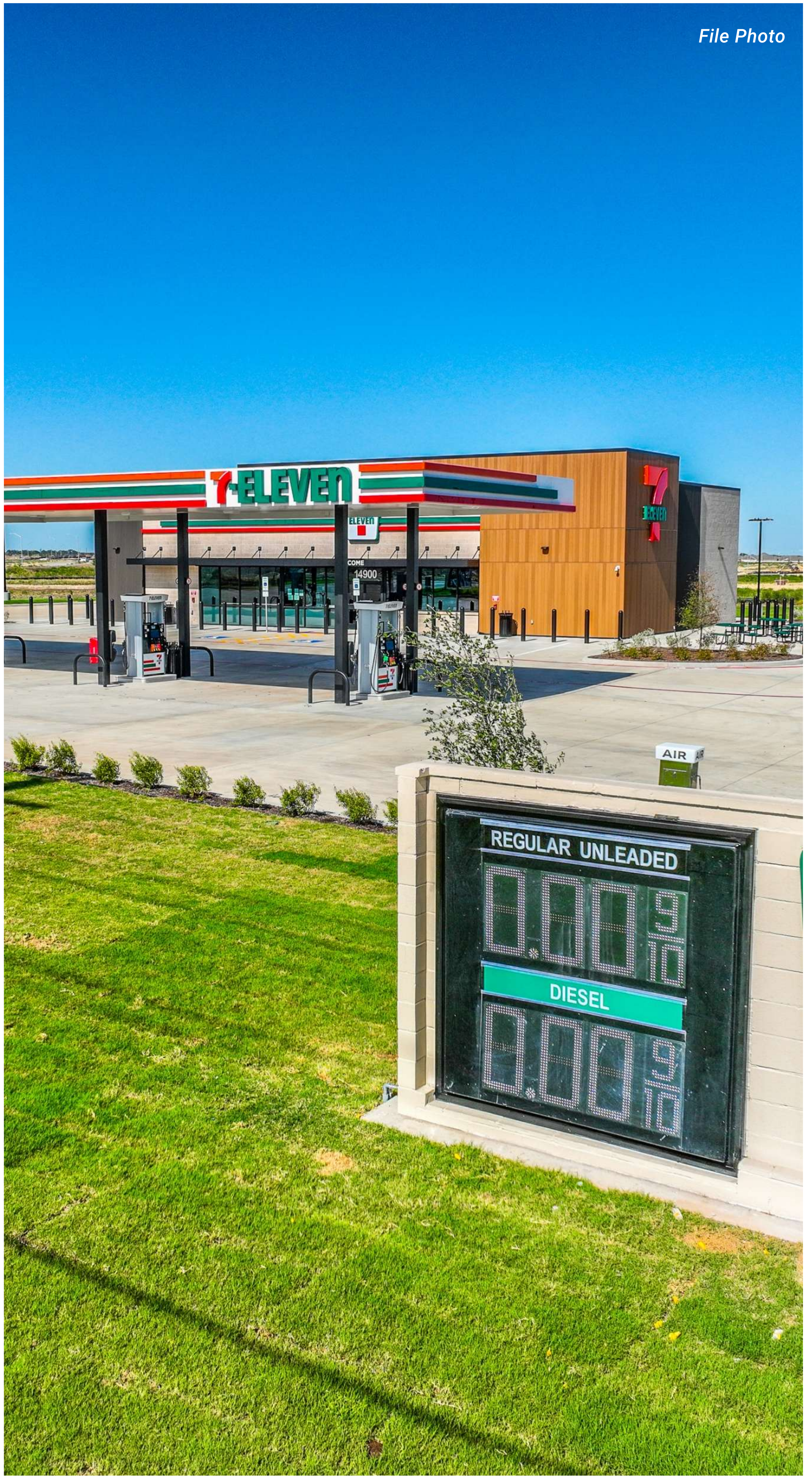
"A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i's strategy to grow to **100,000 stores** in **30 countries** and regions by 2030," according to Reuters.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN AUSTIN, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Renewal Options
Rent Commencement	June 2026 (Estimated)
Lease Expiration	June 2041 (Estimated)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	$518,000.04
Annual Rent YRS 6-10	$569,799.96
Annual Rent YRS 11-15	$626,780.04
Option 1	$689,457.96
Option 2	$758,403.84
Option 3	$834,244.20
Option 4	$917,667.84



BONUS DEPRECIATION

7-ELEVEN AUSTIN, TX

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

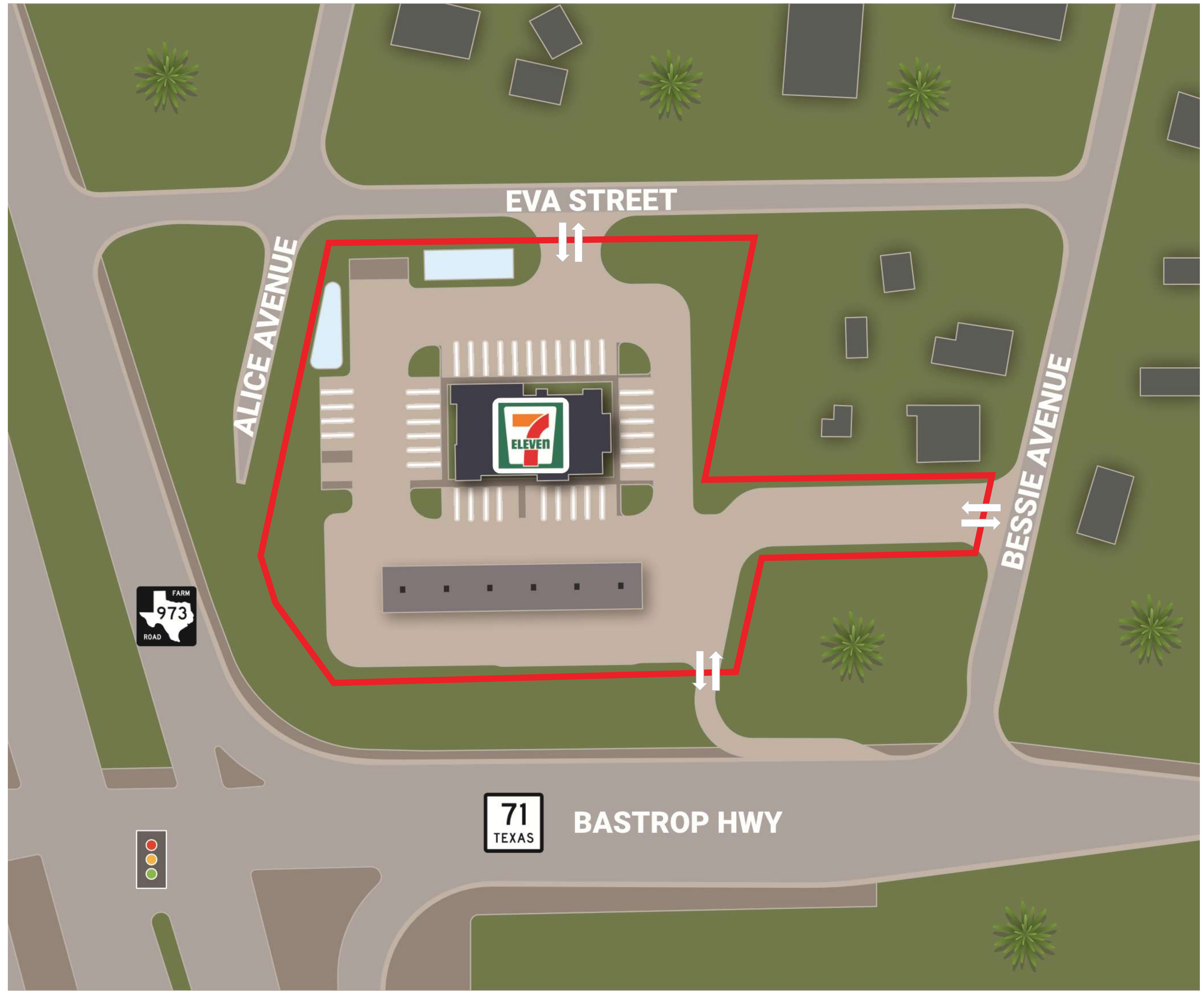
- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages: 7-Eleven** is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.


DOWNTOWN AUSTIN (~8 MILES)
skywater
Best Western PLUS
HOME2
Hilton Garden Inn
aloft
STAYBRIDGE SUITES
tru
STAY AMERICA
BURGER KING
Wendy's
POPEYES
HOMEWOOD SUITES
Holiday Inn BY IHG
Residence INN
COURTYARD
FOUR POINTS BY SHERATON
Comfort SUITES
Hampton
La Quinta
NAPA
goodwill
SMITH ELEMENTARY SCHOOL (560 STUDENTS)
OJEDA MIDDLE SCHOOL (788 STUDENTS)
ROY KIZER GOLF COURSE
FedEx
QuikTrip
CACTUS GARDEN
SKYLINE PARK
183
LEONARD BOULEVARD ±93,980 VPD
Jack in the box
CIRCLE K
USPS.COM
TESLA
CIRCLE K
Chevron
Holiday Inn Express & Suites
AN IHG HOTEL
FM 973 ROAD ±27,500 VPD
973
130 TEXAS
71 TEXAS
PICKLE PARKWAY ±42,669 VPD
TESLA
TESLA GIGA TEXAS
• LARGE-SCALE EV MANUFACTURING FACILITY
• 21,191+ EMPLOYEES
• ONE OF THE LARGEST PRIVATE EMPLOYERS IN CENTRAL TEXAS
• 10M+ SQUARE FEET
SUBJECT PROPERTY
NEC HWY. 71 & FM 973
CVS pharmacy
ExxonMobil
BASTROP FREEWAY ±73,400 VPD
WRENCH A-PART
AutoZone
DOLLAR GENERAL
DEL VALLE MIDDLE SCHOOL (842 STUDENTS)
DEL VALLE HIGH SCHOOL (3,504 STUDENTS)
FERGUSON
THE PORTER APARTMENTS (256 UNITS)
O'Reilly AUTO PARTS
SONIC
Austin-Bergstrom International Airport
• 21.7M+ ANNUAL PASSENGERS
• PART OF TEXAS' "BIG FOUR" AIR HUBS
• 74,000+ JOBS IN THE CENTRAL TEXAS REGION
POPHAM ELEMENTARY SCHOOL (596 STUDENTS)
ASPIRE AT DEL VALLE (293 UNITS)
AGAVE EAST APARTMENTS (240 UNITS)
CYPRESS CREEK AT STONEY RIDGE (280 UNITS)
ExxonMobil
CIRCUIT OF THE AMERICAS
CIRCUIT OF THE AMERICAS (COTA)
• 1,500 ACRE, WORLD CLASS MOTORSPORTS AND ENTERTAINMENT COMPLEX
• ONLY FIA GRADE 1 FORMULA 1 RACETRACK IN THE U.S.
• HOME TO THE FORMULA 1 UNITED STATES GRAND PRIX, NASCAR, MOTOGP, AND MAJOR CONCERTS
• 1.2M+ ANNUAL VISITORS

SITE OVERVIEW

7-ELEVEN AUSTIN, TX

Year Built	2026
Building Area	±4,650 SF
Land Area	±1.62 AC
Pumps	6
Fueling Positions	12

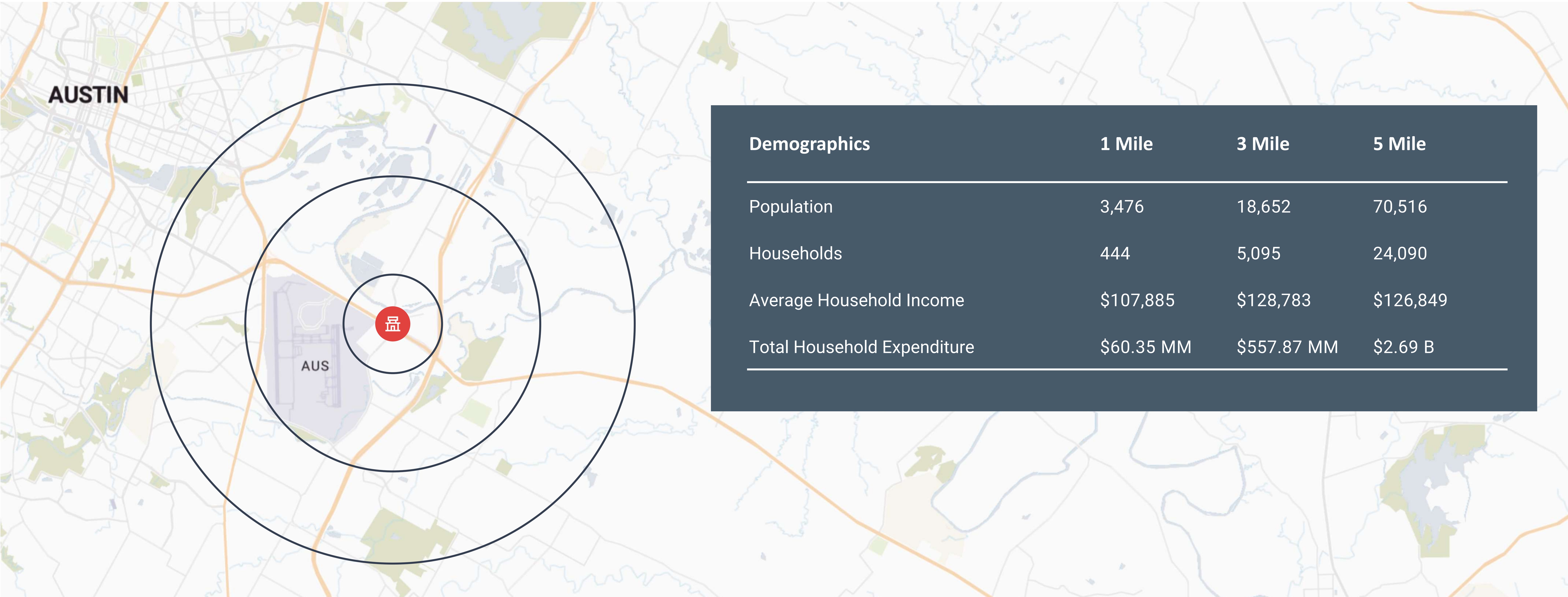


NEIGHBORING RETAILERS

- CVS
- AutoZone Auto Parts
- Dollar General
- O'Reilly Auto Parts
- Sonic Drive-In
- Jack In the Box
- Wendy's
- Burger King
- Starbucks
- McDonald's

LOCATION OVERVIEW

7-ELEVEN AUSTIN, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	3,476	18,652	70,516
Households	444	5,095	24,090
Average Household Income	$107,885	$128,783	$126,849
Total Household Expenditure	$60.35 MM	$557.87 MM	$2.69 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. State Government *(40,460)*
2. The University of Texas at Austin *(32,193)*
3. H-E-B *(22,955)*
4. City of Austin *(16,195)*
5. Ascension Seton *(14,842)*
6. Federal Government *(14,700)*
7. Dell Computer Corporation *(13,000)*
8. Tesla, Inc. *(12,277)*
9. St. David's Healthcare Partnership *(11,484)*
10. Amazon.com LLC *(11,000)*

The Texas Triangle Megaregion

The Texas Triangle links Dallas–Fort Worth, Houston, Austin, and San Antonio into one of the fastest-growing megaregions in the United States. It acts like a single large market for jobs, investment, and consumers, giving businesses and properties access to deep demand across multiple metros.

Economic Engine

The region ranks among the largest economies in the world when viewed as one unit, with a strong mix of Fortune 500 headquarters and high-growth companies in energy, tech, logistics, healthcare, and finance. This diverse job base supports steady demand for housing, shopping, services, and commercial space.

Growing Population

Millions of people already live in the Texas Triangle, and the population continues to grow rapidly through job growth and in-migration from other states and countries. This steady inflow of residents drives household formation, retail spending, and ongoing need for new residential, retail, and mixed-use projects.

Highways and Growth Corridors

Interstates 35, 45, and 10 tie the Triangle together and carry heavy daily traffic between major cities and fast-growing suburbs. Development follows these highways, with new communities, retail centers, and employment hubs forming at key interchanges and along major frontages.

Why It Matters for This Property

A property located in the Texas Triangle benefits from strong population growth, a pro-business climate, and world-class transportation access. These factors create resilient tenant demand today and support long-term value growth for both owners and occupiers.

READ MORE >>

LOCATION OVERVIEW

7-ELEVEN AUSTIN, TX

Austin

Texas

1,000,511+
Population

$104,000+
Median Household Income

Grown 15% Since 2020, at Over 2.62M Residents

AUSTIN METRO

Austin is the 5th Largest City in Texas

5th

Austin, Texas, is one of the fastest-growing cities in the United States, known for its vibrant culture, strong economy, and high quality of life.

As the state capital, Austin blends government, education, technology, and a thriving arts scene to create a unique and dynamic environment.

Austin, Texas, dubbed "Silicon Hills," has experienced rapid growth due to its thriving tech industry, vibrant cultural scene, and high quality of life.

The city is home to the University of Texas at Austin, a major research institution that contributes to its youthful energy and innovation. Austin's population continues to rise, with an estimated 1,000,511 residents in 2025, while the broader metro area has grown to around 2.62 million people. This rapid expansion has brought both opportunities and challenges, particularly in terms of housing affordability and infrastructure. The economy in Austin is diverse and strong, driven by technology, government, healthcare, and education. Known as ""Silicon Hills,"" Austin has attracted major tech companies such as Dell, Tesla, Apple, and Google, making it a significant hub for innovation and startups. The city's median household income has grown accordingly, reaching approximately $104,000 in 2025. Austin is also famous for its vibrant lifestyle and entertainment options. The city is known as the ""Live Music Capital of the World,"" hosting major festivals like South by Southwest (SXSW) and Austin City Limits (ACL). Its food scene is just as lively, featuring everything from top-rated barbecue joints to trendy food trucks. Outdoor enthusiasts appreciate Austin’s many parks, trails, and lakes, including the popular Barton Springs Pool and Lady Bird Lake, which offer opportunities for swimming, kayaking, and hiking. Despite the challenges of traffic congestion and rising costs, Austin remains one of the most desirable places to live in the U.S., attracting people with its mix of economic opportunities, cultural vibrancy, and outdoor recreation.

IN THE NEWS

7-ELEVEN AUSTIN, TX

Another major company is moving its headquarters from California to Texas

CHAD HASTY, FEBRUARY 7, 2025 (KFYO)

Companies are continuing to say goodbye to California and hello to Texas. In the past few years we have seen companies like Chevron and Tesla move their corporate headquarters from California to the Lone Star State.

And this week, another company announced it would be moving to Texas as well.

This week, real estate listings giant Realtor.com announced they would be moving their headquarters from Santa Clara, California to Austin, Texas.

EXPLORE ARTICLE

The Fastest-Growing State in the Nation Is ...

ERIC C. PECK, FEBRUARY 7, 2025 (MORTGAGE POINT)

Realtor.com has released a report on housing, economic, and migratory conditions in Texas over recent years.

As the fastest growing state in the U.S., the report examines who is moving to Texas, why they are coming, and what makes the Lone Star State an attractive destination for businesses that choose to invest here. The report found that by the year 2045, Texas will overtake California as the most populous state in the nation.

EXPLORE ARTICLE

Austin named one of the top US cities to see housing-market growth in 2025

MORGAN MCGRATH, JANUARY 3, 2025 (KVUE)

With nearly 1 million residents, Texas' capital city continues to grow as people move to the metro from all across the U.S. According to Realtor.com, Austin is one of the top 20 housing markets expected to grow in 2025.

The website said home sales in the top markets will likely increase up to ~27% year-over-year, with Austin placed at 16th. It expects Austin to see a 14.5% increase in year-over-year sales this year, attributing factors such as the ACL festival, South by Southwest (SXSW) and its growing tech companies.

EXPLORE ARTICLE

Documents show Tesla planning massive expansion of Gigafactory in Austin

JOHN DIAZ, OCTOBER 29, 2024 (KVUE ABC)

Nearly a dozen new projects are being planned as Tesla prepares for a massive expansion of Giga Texas in Austin.

According to recent filings with the Texas Department of Licensing and Regulation, Tesla has submitted 10 filings for construction at the electric vehicle plant that would add more than 5 million SF.

The start date for the expansion was Oct. 25 with projected completion to be Dec. 31, 2025.

EXPLORE ARTICLE

X HQ to land in Austin suburb

CINDY WIDNER, SEPTEMBER 20, 2024 (URBANIZE)

Elon Musk will move the headquarters of his social media platform X (or Twitter, as he's been known to call it) to Bastrop, Forbes reports.

Musk and his companies are no stranger to Austin, home to Tesla's headquarters and its Texas Gigafactory — nor to the Bastrop area, where his various developments include locations of SpaceX, the Boring Company and Boring Bodega, and an X safety support center.

EXPLORE ARTICLE

Prosperous Austin soars onto list of best economic boomtowns in America

AMBER HECKLER, JULY 8, 2024 (CULTUREMAP AUSTIN)

Austin's booming prosperity has earned the city an impressive ranking of No. 5 in a new list analyzing the best U.S. cities for economic growth.

The new study, "America's Boomtowns: Top Cities for Economic Growth," ranked America's boomtowns based on population growth, GDP, employment rates, and other economic factors. The top cities were divided into three categories: small cities (populations under 250,000); mid-sized cities (populations between 250,000 and 500,00); and large cities (populations over 500,000).

EXPLORE ARTICLE

Texas launches new property tax incentive program to lure new businesses

MADALEINE RUBIN, FEBRUARY 22, 2024 (TEXAS TRIBUNE)

The Jobs, Energy, Technology, and Innovation program cuts property taxes for new manufacturing, research and development facilities.

Gov. Greg Abbott announced the opening of applications for the Texas Jobs Energy, Technology, and Innovation, or JETI, program. Passed with bipartisan support by lawmakers last year, it will provide property tax cuts to eligible companies that move into Texas communities in exchange for job creation.

EXPLORE ARTICLE

The Astonishing Transformation of Austin

LAWRENCE WRIGHT, FEBRUARY 6, 2023 (NEW YORKER)

My town, once celebrated for its laid-back weirdness, is now a turbocharged tech megalopolis being shaped by exiles from places like Silicon Valley.

Austin is the fastest-growing major metro area in America, having expanded by a third in the past ten years. It is already the eleventh-largest city. New jobs mop up newcomers as fast as they arrive. Every day, the metro area adds three hundred and fifty-five new residents.

EXPLORE ARTICLE

MAP

METRO AREA

7-ELEVEN AUSTIN, TX

SECURE
NET LEASE

XTEAM
RETAIL ADVISORS

CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231

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Los Angeles

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Bob Moorhead
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bob@securenetlease.com

TEXAS DISCLAIMER

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.