

100% Bonus Depreciation



File Photo

## 7-Eleven with Laredo Taco

**\$6,111,000 | 5.15% CAP**

907 South Alamo Road, Alamo, TX 78516

- ✓ **New 15-Year Corporate NNN Lease** with 7.5% Rental Increases Every 5 Years in Both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** – Sitting on 1.78 AC Parcel, New Store Features a Laredo Taco, 39 Parking Spaces, and 12 MPD's
- ✓ **Daily-Needs Anchors Nearby** Walmart Supercenter, H-E-B, Walgreens, and Dollar General Within 1 Mile
- ✓ **Institutional Demand Drivers** UTRGV (35,800+ Students), Bert Ogden Arena (9,000 Seats), McAllen Intl. Airport (1.2M+ Travelers)
- ✓ **Located in the McAllen–Edinburg–Mission MSA** One of the Fastest-Growing Metros in South Texas

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 ALAMO, TX

File Photo

File Photo

## CONTACT FOR DETAILS

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## Bob Moorhead

Managing Partner  
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\$6,111,000

5.15% CAP

NOI

\$314,669

Building Area

±4,754 SF

Land Area

±1.78 AC

Year Built

2023

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Rent Commencement:** January 1, 2024
- ✓ **New 15-Year Corporate NNN Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **High-Performing Retail Corridor Anchored by Walmart and H-E-B** - Located at the Intersection of S Alamo Rd & Ridge Rd (23,802+ Combined VPD). The adjacent Walmart Supercenter (226,000 SF; 300–400 Employees) draws 15,000+ weekly shoppers, anchoring nearby H-E-B, Walgreens, Dollar General, and AutoZone.
- ✓ **Property is Located** Near Several Schools Including: Pharr-San Juan-Alamo Memorial Early College High School (1,812 students + 139 staff), South Texas College (31,000 students + 660 staff), University of Texas Rio Grande Valley (32,419 Students + 2,577 staff).
- ✓ **Proximity to Major Regional Demand Drivers** – Key Anchors within the McAllen–Edinburg–Mission MSA include UTRGV (35,800+ Students), South Texas College (32,000+ Students), Doctors Hospital at Renaissance (530 Beds), McAllen International Airport (1.2M+ Annual Travelers), and Bert Ogden & Payne Arenas (Up to 9,000 & 7,000 Seats Each)—driving year-round visitation and consistent retail traffic.
- ✓ **World's Largest C-Store Chain** - 7-Eleven is the global leader in convenience retail, with 85,000+ locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.
- ✓ **Located in the McAllen–Edinburg–Mission MSA** – A Top-Growth South Texas Market The MSA—the 5th largest in Texas—has surpassed El Paso in size and remains among the fastest-growing metro areas along the Texas-Mexico border. Recent public- and private-sector investment includes a \$176M McAllen Airport Expansion, new \$1.85M inclusive public park in Alamo, and Foreign Trade Zone enhancements near the Pharr International Bridge, reinforcing long-term economic stability and retail performance.

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 ALAMO, TX

## 7-Eleven

REVENUE  
\$81.3B

CREDIT RATING  
S&P: A

Stock Ticker  
SVNDY

LOCATIONS  
85,000+

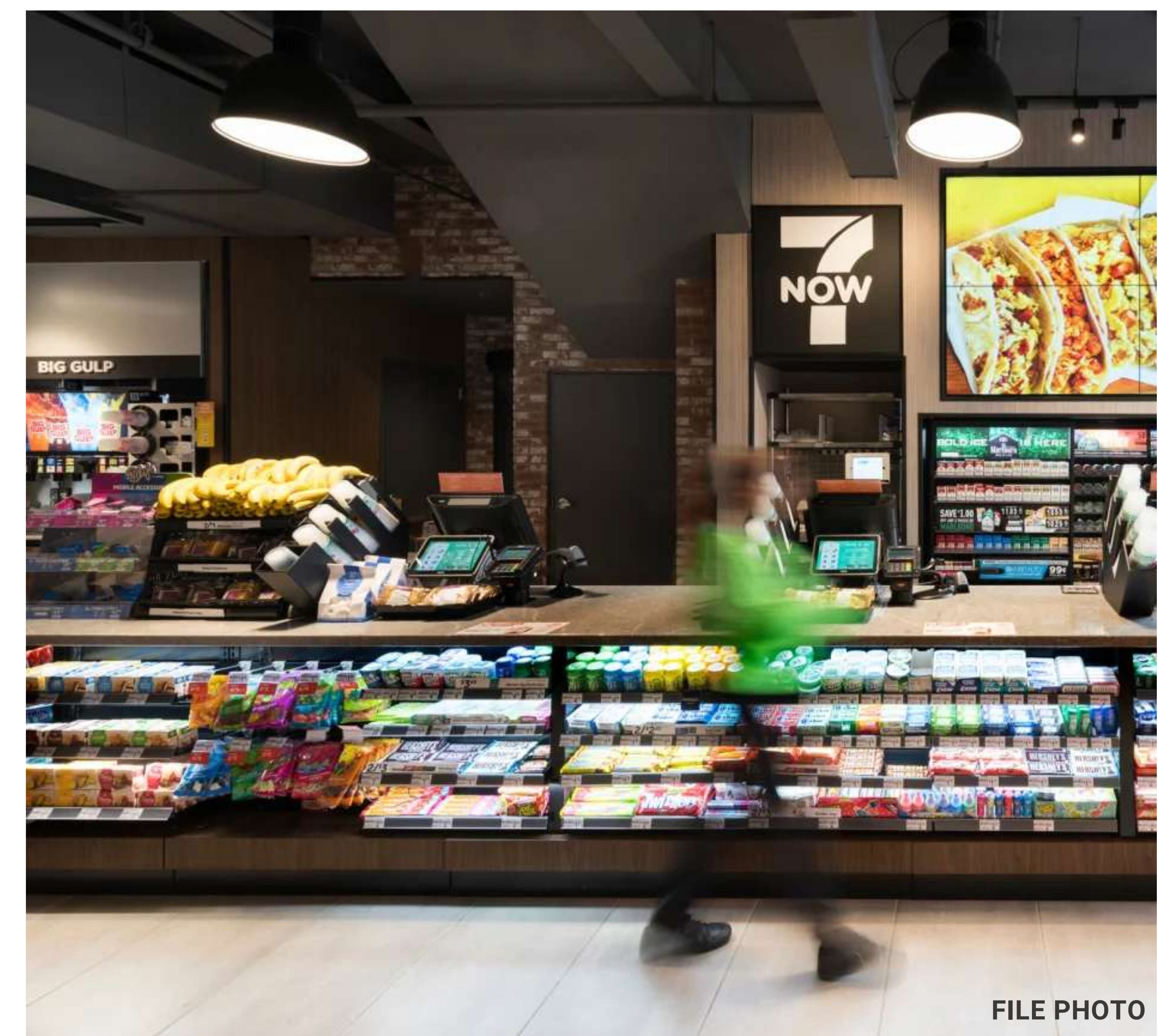


[7-eleven.com](http://7-eleven.com)

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 15,000 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.



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FILE PHOTO



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## IN THE NEWS

7-ELEVEN ALAMO, 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.

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

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.

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 9, 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.

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

"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.

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.

EXPLORE ARTICLE



# LEASE OVERVIEW

7-ELEVEN ALAMO, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	January 1, 2024
Lease Expiration	December 31, 2038
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$314,668.74
Annual Rent YRS 6-10	\$338,268.89
Annual Rent YRS 11-15	\$363,639.06
Option 1	\$390,911.99
Option 2	\$420,230.39
Option 3	\$451,747.67
Option 4	\$485,628.74

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# BONUS DEPRECIATION

7-ELEVEN ALAMO, 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.



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. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.



495 TEXAS

Exxon

stripes

O'Reilly AUTO PARTS

±11,390 VPD

VALLEY CHRISTIAN HERITAGE SCHOOL (67 STUDENTS)

GUS GUERRA ELEMENTARY SCHOOL (604 STUDENTS)

VILLAS SAN GABRIEL

SANTOS LIVAS ELEMENTARY (510 STUDENTS)

Walmart Supercenter

Jack in the box

Pizza Hut

DOLLAR GENERAL

Jackson Hewitt TAX SERVICE

Little Caesars

CHURCH'S

U-HAUL

BURGER KING

metro

stripes

UNITED STATES POSTAL SERVICE

83

W INTERSTATE HIGHWAY 2 ±50,100 VPD

Starbucks Olive Garden chili's

INTERSTATE 2

PAPA JOHN'S

POPEYES

penny's

MURPHY USA

goodwill

DOLLAR TREE

SHOE DEPT. ENCORE

CAFO

planet fitness

WING STOP

Walmart

Jack in the box

9

DUTCH BROS

McDonald's

Walmart

Walgreens

SUBWAY

stripes

BUSINESS 83

VIDA N. CLOVER ELEMENTARY (425 STUDENTS)

W BUSINESS HIGHWAY 83 ±19,034 VPD

Audi

PAPA JOHN'S

POPEYES

penny's

MURPHY USA

goodwill

DOLLAR TREE

SHOE DEPT. ENCORE

CAFO

planet fitness

WING STOP

Walmart

Jack in the box

9

DUTCH BROS

McDonald's

Walmart

FARMERS INSURANCE

PNC

cricket wireless

DOLLAR GENERAL

STEPHEN F. AUSTIN MIDDLE SCHOOL (1,004 STUDENTS)

PREMIER HIGH SCHOOL (100 STUDENTS)

ALAMO MIDDLE SCHOOL (677 STUDENTS)

ZEFERINO FARIAS ELEMENTARY (511 STUDENTS)

SUBWAY

O'Reilly AUTO PARTS

ALFRED SORENSEN ELEMENTARY (570 STUDENTS)

FAMILY DOLLAR

AutoZone

DQ

JAMES BOWIE ELEMENTARY SCHOOL (522 STUDENTS)

PHILLIPS 66

7-ELEVEN SUBJECT PROPERTY 907 S. ALAMO RD.

JOHN MCKEEVER ELEMENTARY (717 STUDENTS)

PSJA MEMORIAL EARLY COLLEGE HIGH SCHOOL (1,823 STUDENTS)

PSJA MEMORIAL STADIUM

ALAMO SPORTS COMPLEX

RIDGE ROAD ±13,588 VPD

S STEWART ROAD ±14,912 VPD

MEADOWS ON RIDGE APARTMENTS

MCKEEVER CROSSING APARTMENTS

S ALAMO ROAD ±22,671 VPD






DOLLAR GENERAL

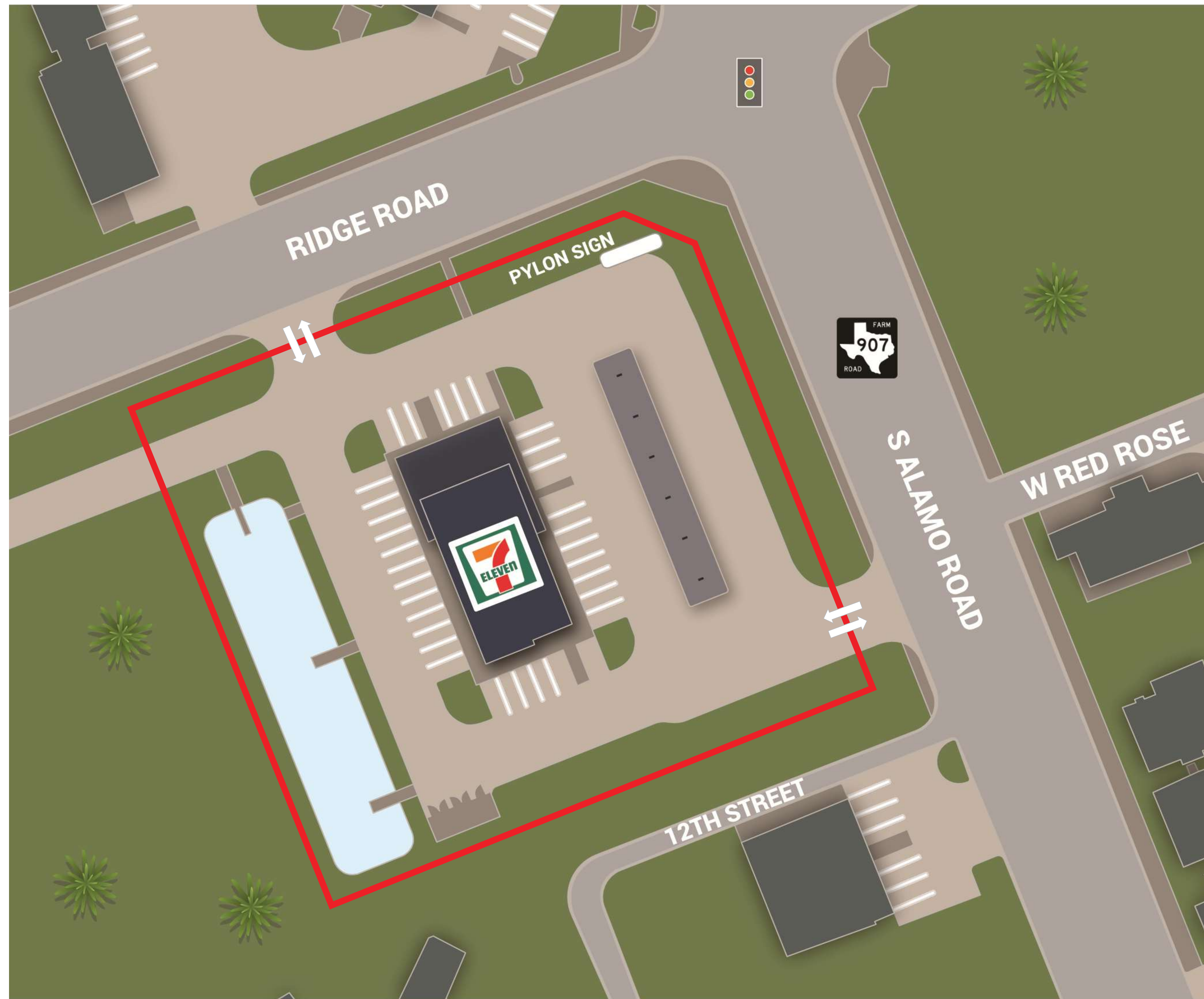
FARM ROAD 2557

FARM ROAD 907

# SITE OVERVIEW

7-ELEVEN ALAMO, TX

	Year Built		2023
	Building Area		±4,754 SF
	Land Area		±1.78 AC
	Pumps		10
	Fueling Positions		20



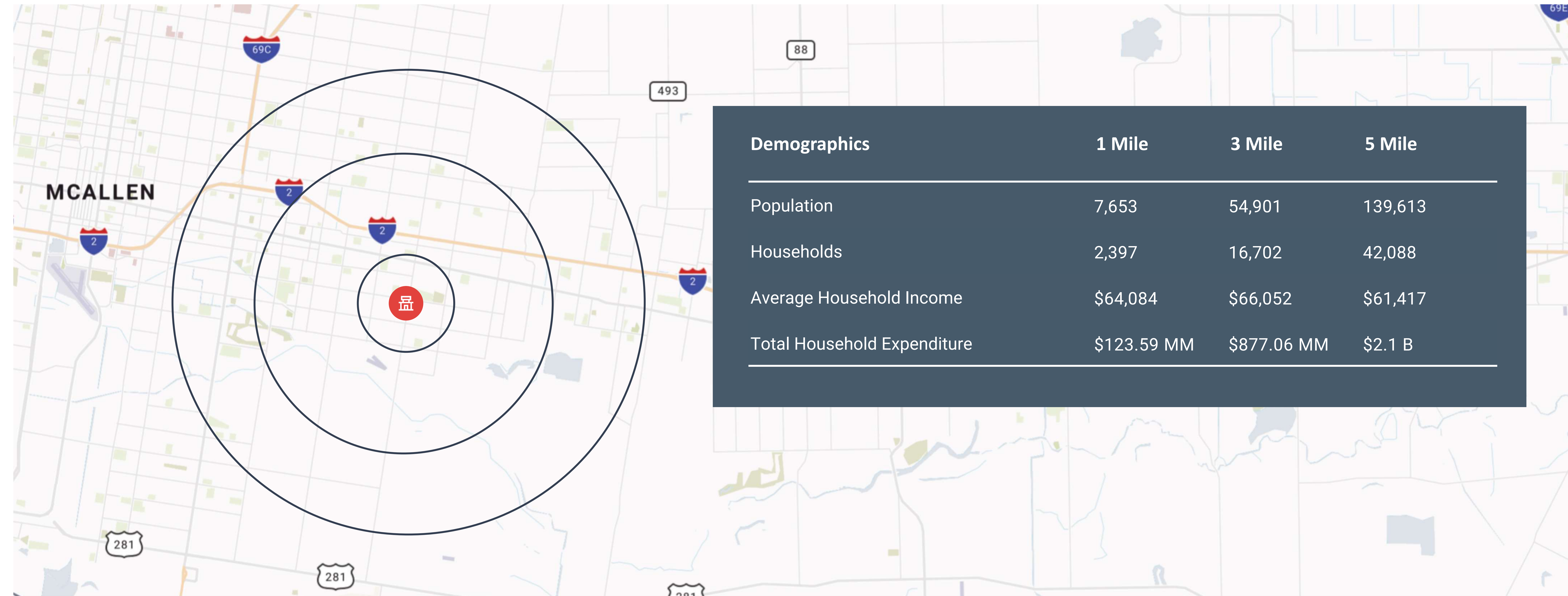
## NEIGHBORING RETAILERS

- Walmart Supercenter
- H-E-B
- Dollar General
- Family Dollar
- Planet Fitness
- AutoZone Auto Parts
- O'Reilly Auto Parts
- Shoe Dept. Encore
- CATO
- Dollar Tree



# LOCATION OVERVIEW

7-ELEVEN ALAMO, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. H-E-B (5,586)
2. Doctor's Hospital at Renaissance (5,282)
3. Wal-Mart (5,100)
4. Edinburg Consolidated Independent School District (4,823)
5. Pharr-San Juan-Alamo Independent School District (4,748)
6. La Joya Independent School District (4,231)
7. University of Texas-Rio Grande Valley (4,129)
8. Hidalgo County (3,993)
9. McAllen Independent School District (3,323)
10. Edinburg Regional Medical Center (2,750)

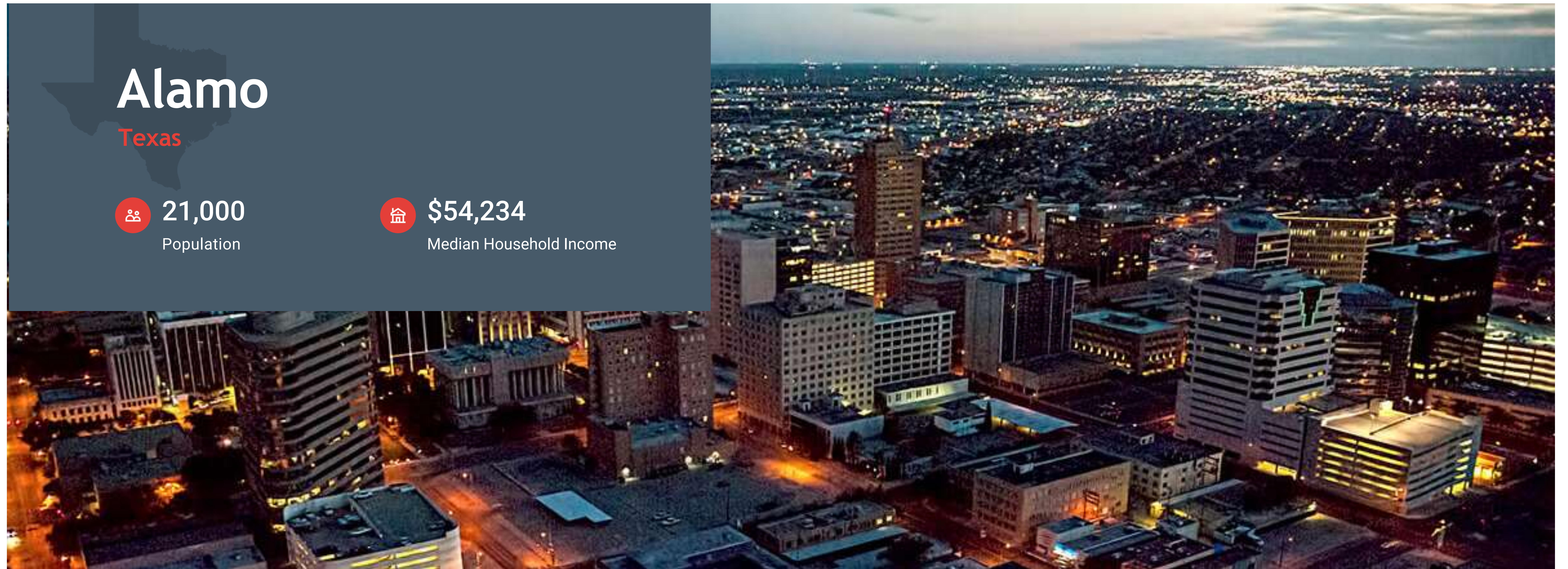
# LOCATION OVERVIEW

7-ELEVEN ALAMO, TX

## Alamo Texas

 **21,000**  
Population

 **\$54,234**  
Median Household Income



McAllen International  
Airport (MFE)

**1.2M+ ANNUAL  
TRAVELERS**

University of Texas Rio  
Grande Valley (UTRGV)

**35,800+ STUDENTS  
ENROLLED**

**Located in the heart of the rapidly expanding Rio Grande Valley, Alamo, Texas offers a compelling combination of population growth, retail demand, and regional connectivity.**

The city's pro-business climate, infrastructure investment, and strong demographics make it an ideal setting for sustained commercial growth.

**Positioned along Interstate 2 (Expressway 83) between McAllen and Weslaco, Alamo sits at the epicenter of one of the fastest-growing MSAs in Texas, with easy access to the Pharr–Reynosa International Bridge and cross-border logistics hubs.**

Alamo's population is estimated at ~21,000 residents in 2025, reflecting steady growth of 1.28% annually. The city maintains a median age of 29.7 years, underscoring a young, working-age consumer base that supports steady retail and service demand. The local population is family-oriented and community-focused, with a 73.2% homeownership rate and a strong cultural identity anchored by an 84% Hispanic demographic.

The Alamo retail trade area serves more than 150,000 residents and generates over \$1 billion in annual retail potential, with a commercial vacancy rate of just 3.4%—one of the lowest in the Rio Grande Valley. Anchored by national retailers such as Walmart and H-E-B, Alamo has attracted more than \$21 million in new private investment in recent years. Median household income continues to rise, increasing by over 14% year-over-year, signaling growing local spending power and a stable customer base.

Situated in the McAllen–Edinburg–Mission MSA, Alamo benefits from direct connectivity to regional employment centers, cross-border trade routes, and one of the most active logistics corridors in Texas. The city's location along Interstate 2 provides unmatched accessibility for retailers and service users alike, linking Alamo to major regional employers and neighboring cities within minutes.

The Alamo region continues to experience robust economic momentum, growing 16.8% between 2012 and 2022—outpacing the Texas state average. Ongoing redevelopment initiatives and public-private partnerships have driven infrastructure upgrades, commercial revitalization, and long-term economic stability. Notably, recent legislative funding exceeding \$400 million is fueling cultural and tourism-related projects across the region, contributing to the area's long-term vibrancy.

## IN THE NEWS

7-ELEVEN ALAMO, TX

## McAllen International Airport Reaches Historic Milestone with Over 1.2 Million Travelers in 2024

JANUARY 27, 2025 (TEXAS BORDER BUSINESS)

“Thanks to McAllen International Airport’s expanding air service, reaching 1.2 million flyers marks one of the many achievements for McAllen in 2024,” said City of McAllen Mayor Javier Villalobos, “Non-stop service to key domestic and international markets keeps McAllen and our binational region readily connected.”

The achievement is a direct result of various factors in 2024, including the addition of three **new airlines**, four new **non-stop destinations, enhanced amenities**, and a focus on providing top-tier service to passengers. As travel demand continues to rise, McAllen **International Airport** is committed to maintaining its momentum and further enhancing the passenger experience.

McAllen International Airport (MFE) reached a historic milestone of more than 1.2 million passengers traveling through the airport during 2024, setting an all-time record for the City of McAllen.

“McAllen’s 9 non-stop destinations represent more than connecting two destinations,” **Isaac J. Tawil, McAllen City Manager**, said. “They connect people, opportunities, economies and help make dreams happen. This historic milestone for McAllen International Airport is a huge economic indicator of the **success in our region.**”

The new routes include **non-stop flights to major cities**, such as Austin three times daily via Delta Air Lines; Mexico City daily via Aeromexico; Cancun twice a week via Volaris; and Tampa-St. Petersburg twice a week through Allegiant Air. By continuously offering travelers more options for both leisure and **high daily frequencies for business travel**, McAllen International Airport has positioned itself as a key gateway from the binational region to top destinations across the United States, Mexico and beyond.

EXPLORE ARTICLE



## Texas Economy to Expand Faster Than Nation in Second Quarter of 2025

JUNE 05, 2025 (THE STATE OF TEXAS GOVERNOR)

Governor Greg Abbott today celebrated the strength of the Texas economy, as new figures released by the U.S. Bureau of Economic Analysis (BEA) show that the Texas economy is growing at a faster pace than the nation as a whole.

The state's real gross domestic product (GDP) expanded in the **second quarter of 2025** at an annual rate of 6.8%, well ahead of the **U.S. rate of 3.8%**.

BEA data show Texas GDP growing at a 6.8% annualized rate in Q2 2025, reinforcing a pro-growth backdrop for South Texas metros

“Texas is where **businesses flourish and families** thrive,” said Governor Abbott. “Thanks to the productivity of our growing, skilled workforce and our pro-growth economic policies, Texas is where the American dream lives. We will continue to cut red tape, simplify regulations, and invest in career and technical training to build on this momentum toward a bigger and better Texas for generations to come.”

GDP is the value of all goods and services produced. BEA figures also show that personal income in Texas increased in the second quarter at an **annual rate of 6.4%**, above the **national average of 5.5%**.

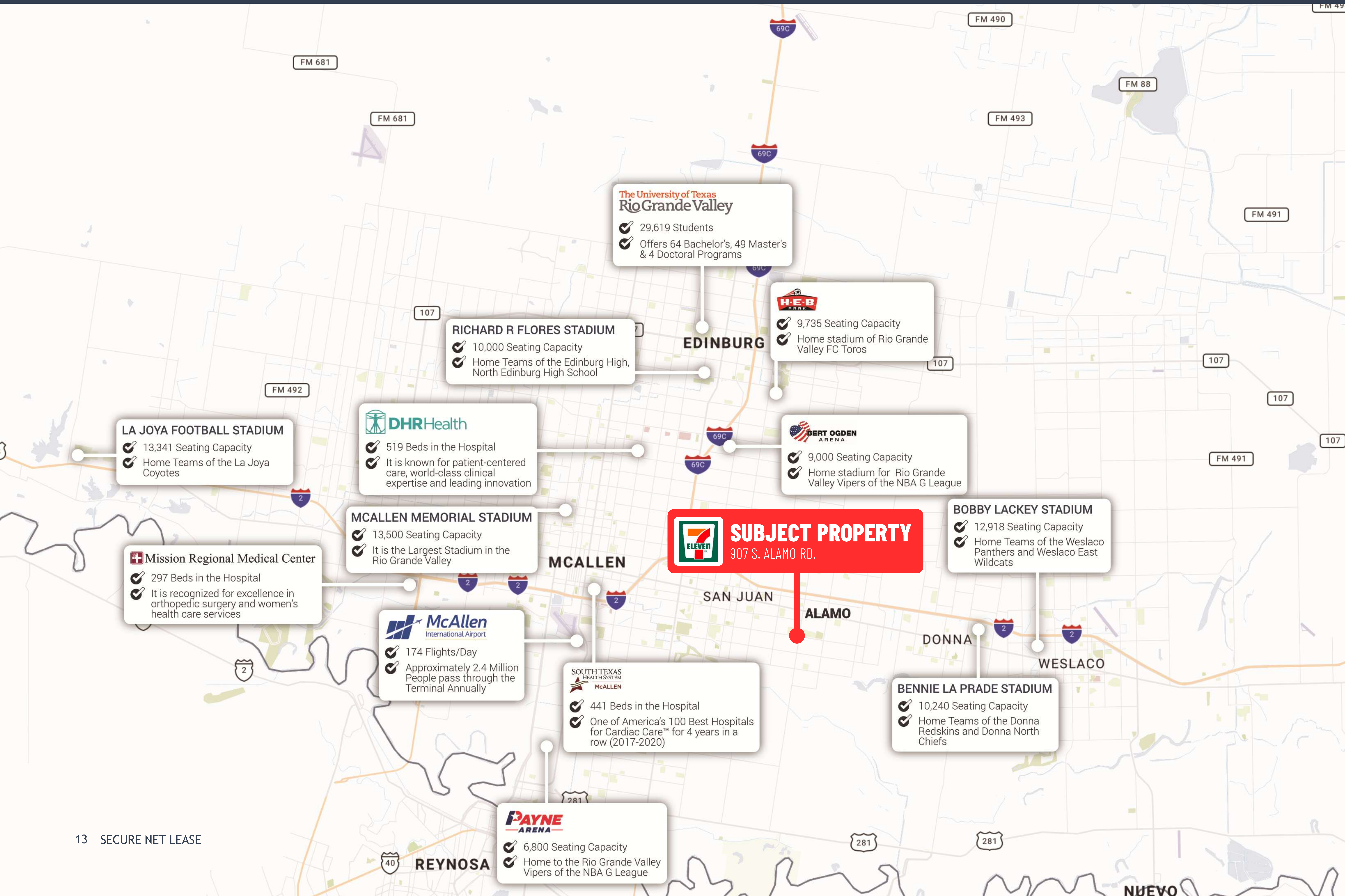
On Wednesday, Governor Abbott touted Texas' booming economy and **financial sector** during a fireside chat at the Texas Economic Development Corporation's second annual investor summit.

EXPLORE ARTICLE



# METRO AREA

7-ELEVEN ALAMO, 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

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### Bob Moorhead

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# TEXAS DISCLAIMER

7-ELEVEN ALAMO, 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.