

100% Bonus Depreciation



Subject Property

7-Eleven (Stripes) S&P: A

Large Format Superstore

19525 McDonald St, Lytle, TX 78052 (San Antonio MSA)

\$8,720,000 | 5.00% CAP

- ✓ **Brand New 15-Year Absolute NNN Lease w/ 12+ Years Remaining** and 7.5% Rent Bumps Every 5 Years
- ✓ **Large Format 7-Eleven Travel Center** - Laredo Taco, Raise the Roost Chicken, 8 MPDs, 3 High Speed Diesel Lanes
- ✓ **I-35 is the Major Thoroughfare Connecting the US/Mexico Border** in Laredo, TX to San Antonio, Austin, and Dallas. Consisting of 97,000 freight businesses
- ✓ **Shadow-Anchored by Top 10% Ranked H-E-B in Texas (1.67M+ Visitors/Year)**. Neighboring Retailers Include McDonald's, Taco Bell, Church's Chicken, and more
- ✓ **Low Price Point 7-Eleven Truckstop Site**

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 (STRIPES) LYTLE, TX



CONTACT FOR DETAILS

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\$8,720,000

5.00% CAP

NOI

\$435,999

Building Area

±5,300 SF

Land Area

±2.47 AC

Year Built

2023

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Brand New 15-Year Abs. NNN Lease 12+ Years Remaining** with 7.5% Rental Increases Every 5 Years in both the Primary Term and Renewal Options.
- ✓ **2023 Construction with Full-Service Travel Center** Features including a Laredo Taco Company, Raise the Roost Chicken, 8 MPDs, 3 High-Speed Diesel Lanes, 44 Parking Spaces, and 8 Semi-Truck Stalls—designed to serve daily customers and long-haul travelers.
- ✓ **Located on I-35, a Major Thoroughfare** connecting the US/Mexico Border in Laredo, TX to San Antonio, Austin, and Dallas positioning subject property to be a major travel center servicing trade flow between Mexico, Texas and the US. I-35 is the 9th longest highway in the US, extending through to Minnesota.
- ✓ **Limited Competition for Truck and Fuel Traffic** with the nearest travel stop located over 5 miles away—downstream from the site—and the next over 8 miles, making this 7-Eleven the primary fueling point along this busy I-35 corridor.
- ✓ **Signalized Hard Corner Highway Location with Superb Traffic Exposure** at the intersection of I-35 and McDonald Street, featuring 50,000+ VPD on I-35 and 15,000-18,000 VPD on McDonald—delivering nonstop visibility and access at a critical regional traffic junction.
- ✓ **Shadow-Anchored by a Top 10% Ranked H-E-B in Texas (1.67M+ Visitors/Year)** and surrounded by high-performing national tenants like Whataburger, McDonald's, CVS, Taco Bell, Burger King, and O'Reilly and more.
- ✓ **Southwest San Antonio and Lytle are Rapidly Expanding**, fueled by Rowan Digital's \$900M "Cinco" data center, Microsoft's \$1.5B Castroville facility, Toyota's \$500M plant expansion, and LGI Homes' Rosewood Estates — all backed by an infrastructure grant supporting the area's growth.
- ✓ **Within 20 Minutes of San Antonio, the Fastest-Growing Major U.S. City** with 2.7M+ residents in the MSA and over 13,300 new residents added in a single year—offering strong labor, housing, and retail growth momentum in every direction.

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 (STRIPE) LYTLE, TX

7-Eleven

REVENUE
\$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+

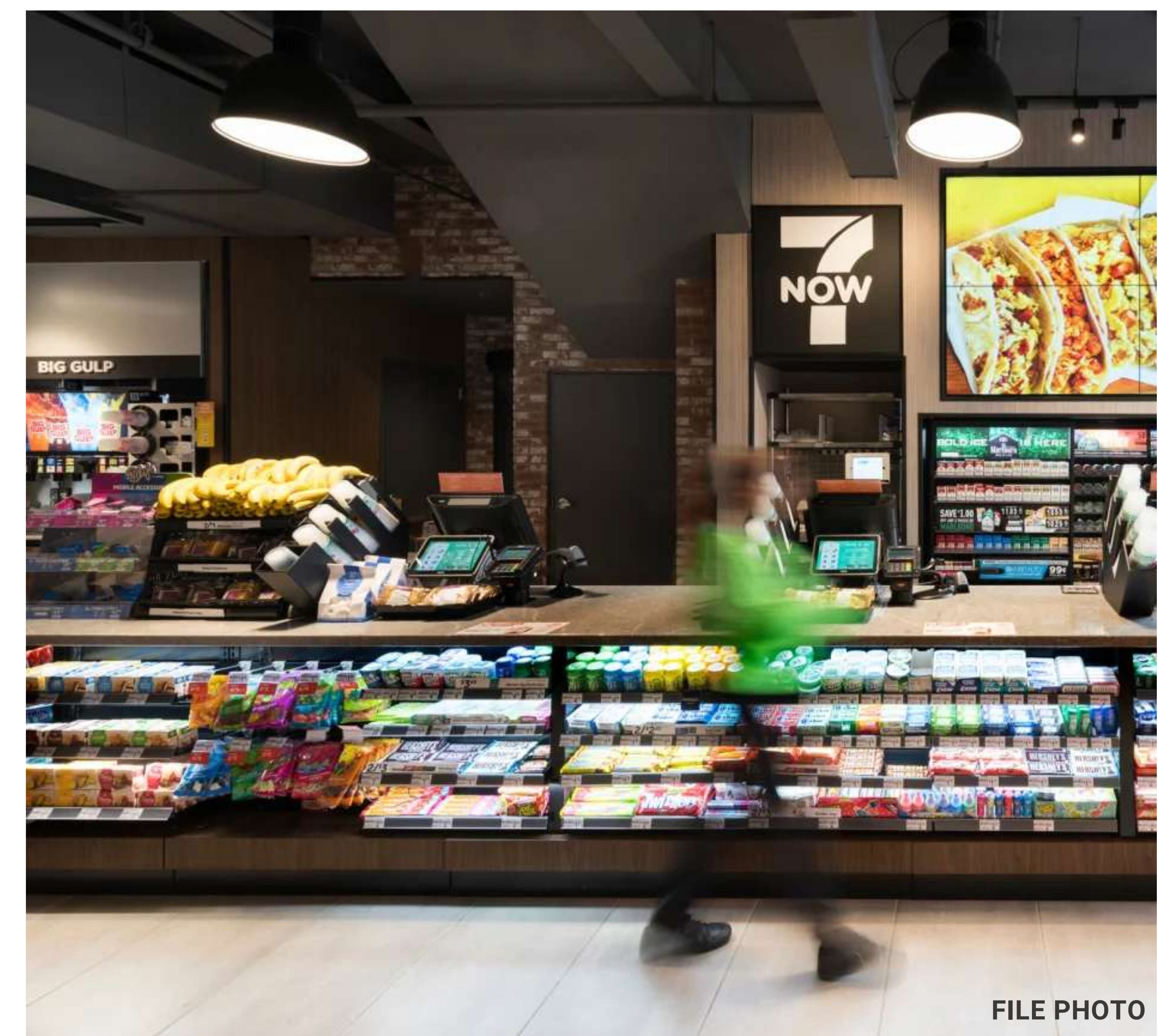


7-eleven.com

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 (STRIPE) LYTLE, TX

7-Eleven to add 1,300 stores in North America by 2030

APRIL 17, 2025 (MOBILITY PLAZA)

7-Eleven is accelerating its growth strategy in North America with plans to open 1,300 new stores by 2030, according to parent company Seven & i Holdings' latest earnings presentation.

The move marks a **significant expansion** for the convenience store giant as it prepares for a 2026 initial public offering of its North American business. Incoming CEO Stephen Dacus also announced that the brand aims to **nearly double** the number of stores featuring quick-service restaurants (QSRs), increasing from 1,080 to 2,100 by the end of the decade.

The 1,300-store goal comes just months after 7-Eleven shared a four-year plan to open 600 new locations, with 500 scheduled between 2025 and 2027. That number has now been bumped up to 550, signaling a more aggressive pace of expansion in the lead-up to the planned spin-off.

If fully realized, the expansion would represent about **10% growth** over the 12,963 North American stores the brand operated as of February.

To meet its QSR growth target, 7-Eleven will need to **significantly increase** its rollout pace after 2025. With just 50 new QSR-equipped stores planned this year, the company will have to accelerate expansion to reach its goal of 2,100 locations by 2030.

EXPLORE ARTICLE



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

JANUARY 9, 2025 (NACS)

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.

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

"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

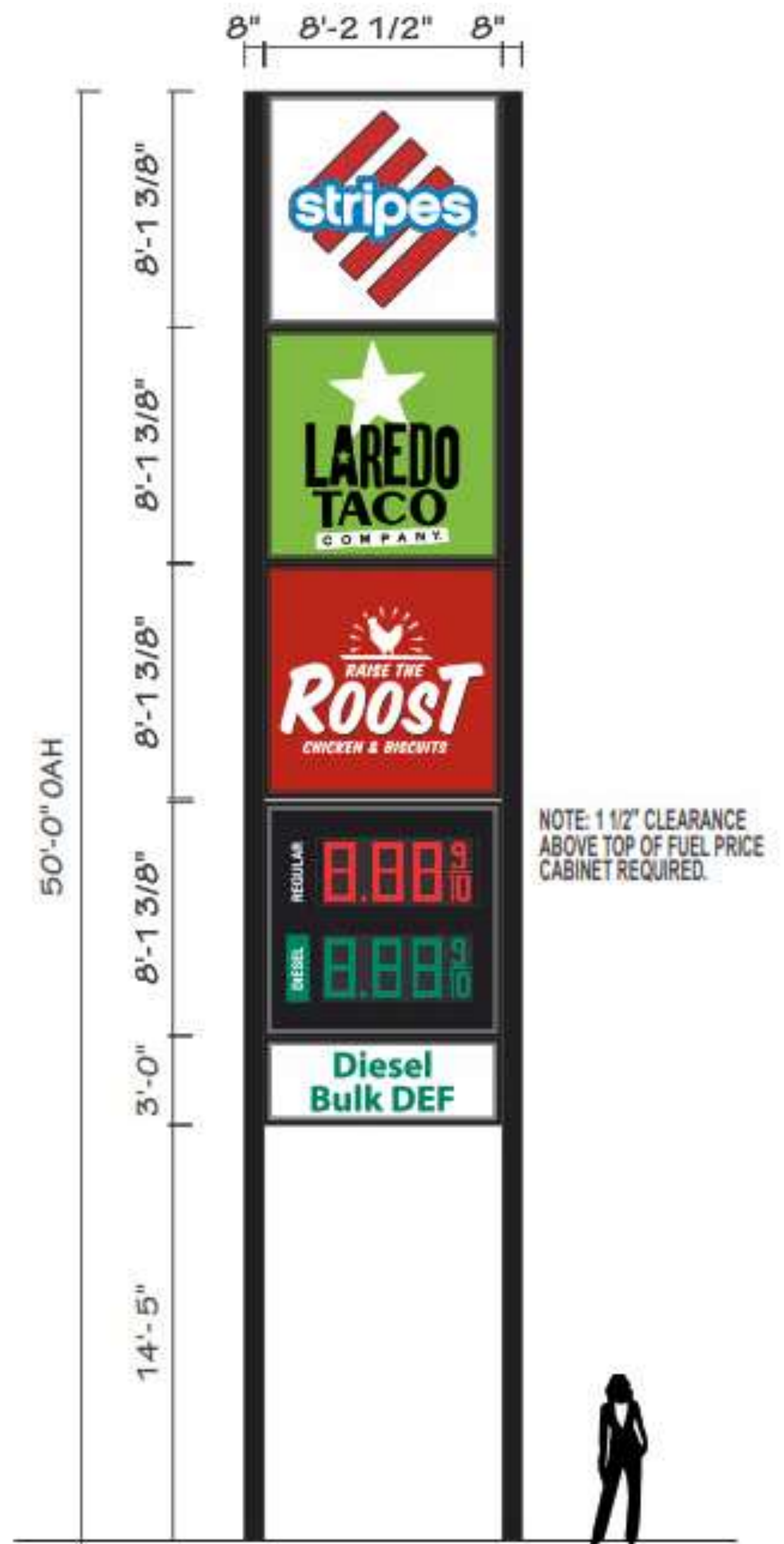


LEASE OVERVIEW

7-ELEVEN (STRIPES) LYTLE, TX

Initial Lease Term	15-Years, Plus (5) 5-Year Renewal Options
Rent Commencement	5/22/2023
Lease Expiration	5/31/2038
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$435,999.96
Annual Rent YRS 6-10	\$468,699.96
Annual Rent YRS 11-15	\$503,853.00
Option 1	\$541,641.00
Option 2	\$582,264.12
Option 3	\$625,933.92
Option 4	\$672,879.00
Option 5	\$723,344.88

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.



BONUS DEPRECIATION

7-ELEVEN (STRIPES) LYTLE, 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.



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AMIGOS STEEL

Dony Dales *Pinoy* San Antonio

Exxon Mobil
CIRCLE K

INTERSTATE TEXAS
35

NAPA

LYTLE HIGH SCHOOL
(487 STUDENTS)

JOHN LOTT MUNICIPAL PARK

USPS.COM

LYTLE APARTMENTS
(24 UNITS)

PATRIOT
AUTOMOTIVE AND PERFORMANCE

MONARCH HIGHWAY
±50,000 VPD

DOLLAR TREE
AutoZone

CVS pharmacy

LYTLE ELEMENTARY SCHOOL
(505 STUDENTS)

OUTLAW
Seafood Bar & Grill

DOLLAR TREE

O'Reilly AUTO PARTS

LYTLE PUBLIC LIBRARY

Chevron

Exxon

Chaparral

SONIC BURGER KING

FARM ROAD
2790

UPS

CHURCH'S
RESTAURANTS

SUBWAY
AT&T

MAIN STREET
±5,987 VPD

H-E-B plus!
• TOP 10% RANKED H-E-B IN TEXAS
• 1.67M+ VISITORS PER YEAR

WHATABURGER TACO BELL

McDonald's

Lytle State Bank
Est. 1910

FARM ROAD
2790

MCDONALD STREET
±8,300 VPD

132 TEXAS

GATES DIESEL SERVICE

WESTERN BRANDS

7-ELEVEN
SUBJECT PROPERTY
19525 MCDONALD ST.

ROSEWOOD ESTATES PHASES 1-3
• 1,500 HOMES
• \$15 MILLION EXPANSIONS

BW Best Western
Hotels & Resorts

U.S. RENAL CARE

BigTex
TRAILER WORLD

TROPHY SUCK



MONARCH HIGHWAY (50,000 VPD)





- ROSEWOOD ESTATES PHASES 1-3
- 1,500 HOMES
- \$15 MILLION EXPANSIONS

DOWNTOWN
SAN ANTONIO
20 MILES



MAIN STREET
(5,987 VPD)



MONARCH HIGHWAY
(50,000 VPD)



132
TEXAS

LYTLE
APARTMENTS
(24 UNITS)



- TOP 10% RANKED H-E-B IN TEXAS
- 1.67M+ VISITORS PER YEAR



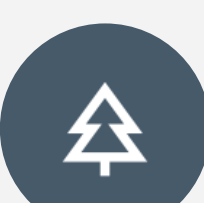


FARM
2790
ROAD

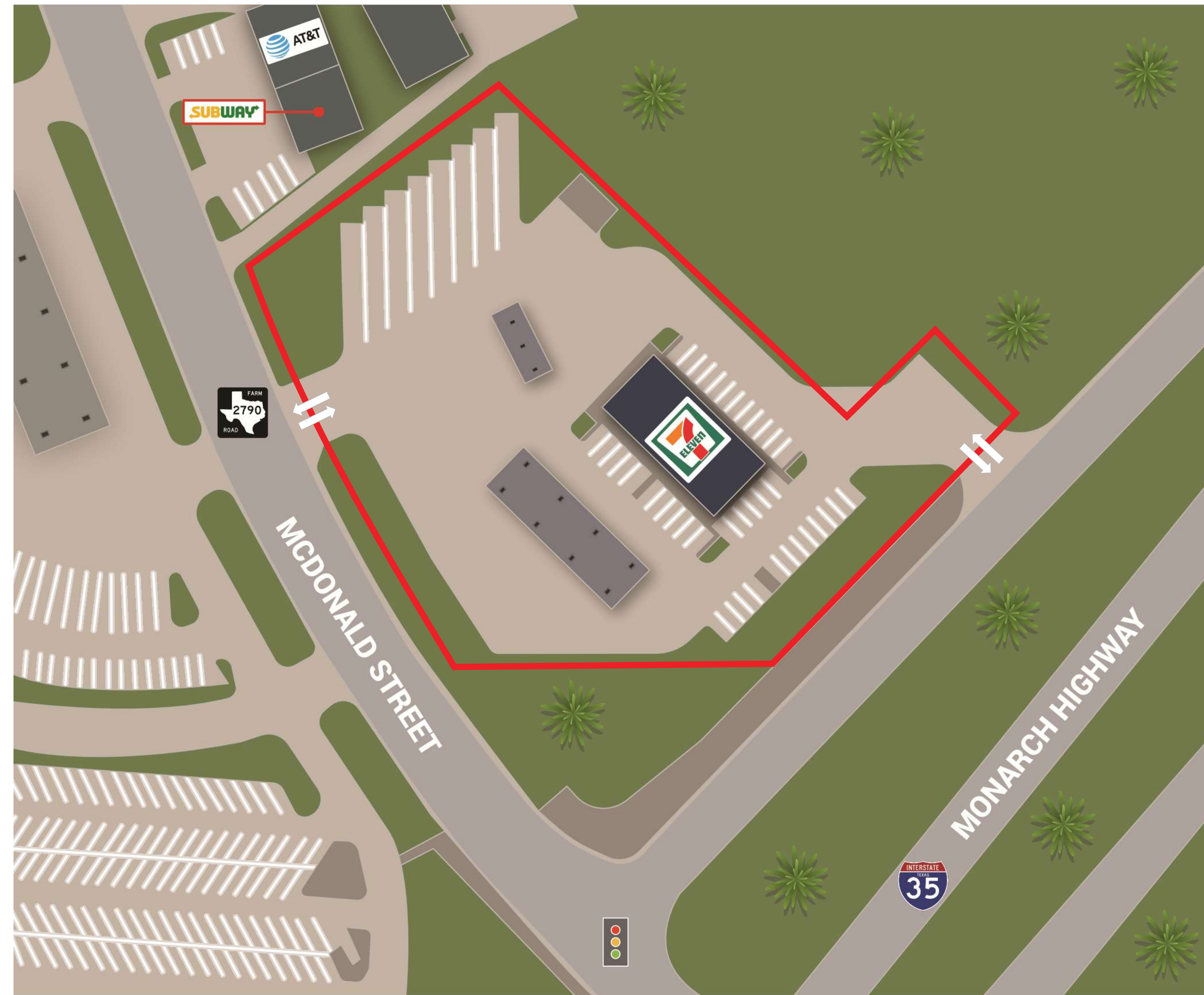
MCDONALD STREET
(8,300 VPD)



SITE OVERVIEW

7-ELEVEN (STRIPES) LYTLE, TX

	Year Built		2023
	Building Area		±5,300 SF
	Land Area		±2.47 AC
	Fuelling Positions		16
	Diesel Positions		3



NEIGHBORING RETAILERS

- O'Reilly Auto Parts
- AutoZone Auto Parts
- Dollar Tree
- H-E-B
- NAPA Auto Parts
- United States Postal Services
- CVS
- Church's Chicken
- Taco Bell
- Sonic Drive-In



SITE OVERVIEW

7-ELEVEN (STRIPES) LYTLE, TX



IT'S LIKE 3 STORES IN 1

Prototypical 7-Eleven

3,000-4,000 SF C-Store



10 Fueling Positions



No Diesel



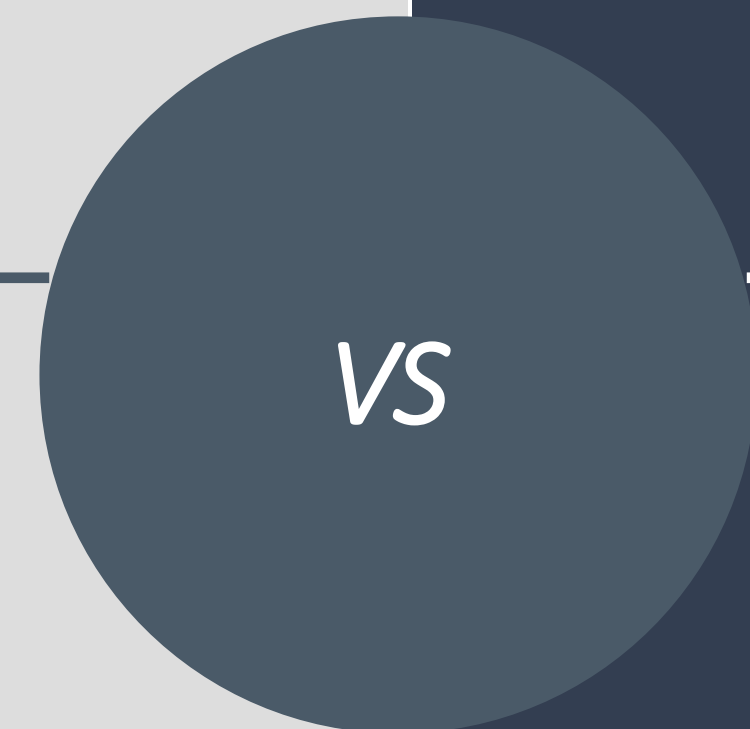
No Restaurants



No Exclusive Highway Pylon



No Exclusive TXDOT Highway Pylon



Subject Property

5,300 SF Super Store



16 Fueling Positions



3 Diesel Positions



2 Restaurants



Exclusive Highway Pylon

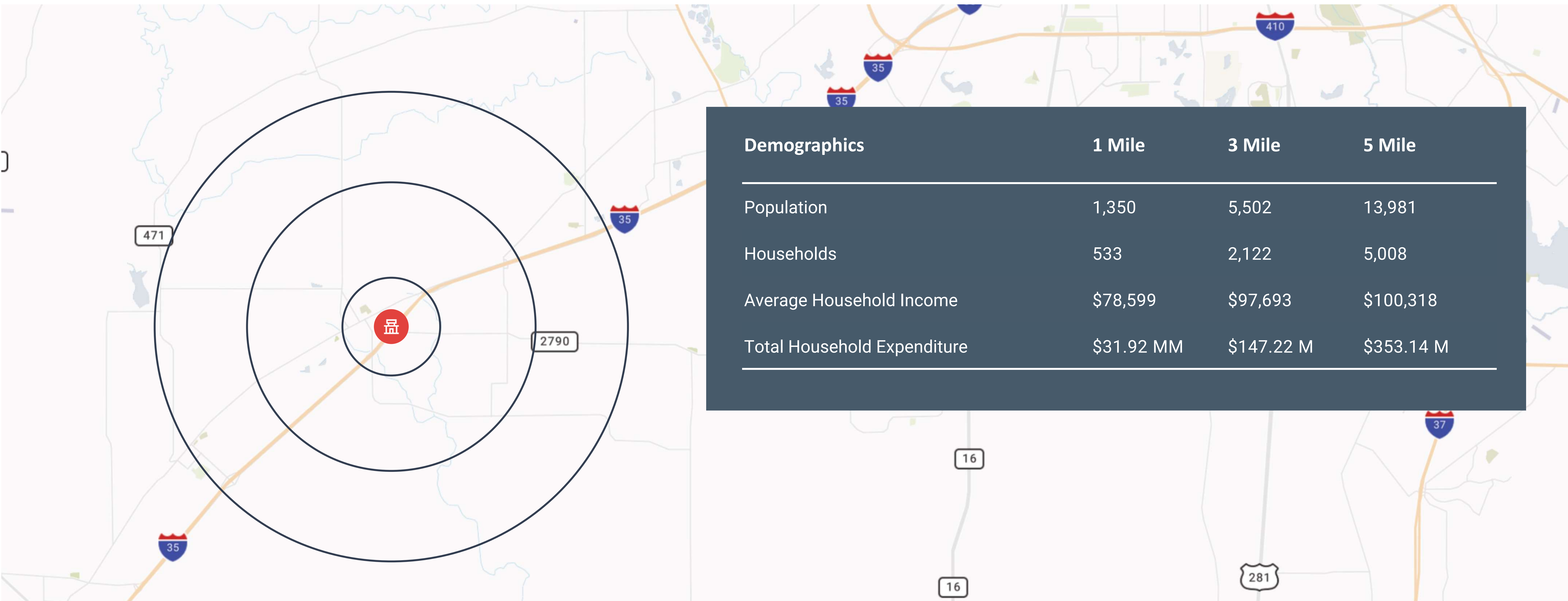


Exclusive TXDOT Highway Pylon



LOCATION OVERVIEW

7-ELEVEN (STRIPES) LYTLE, TX



SAN ANTONIO, TX ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Joint Base San Antonio (JBSA) - Lackland, Fort Sam & Randolph (82,639)
2. H.E.B. Food Stores (20,000)
3. United Services Automobile Association (19,000)
4. City of San Antonio (13,420)
5. Northside Independent School District (12,206)
6. Methodist Healthcare System (12,000)
7. North East Independent School District (8,208)
8. San Antonio Independent School District (7,500)
9. University of Texas Health Science (7,200)
10. Baptist Health Systems (6,490)

LOCATION OVERVIEW

7-ELEVEN (STRIPES) LYTLE, TX

Lytle, TX (San Antonio MSA)

Texas

 **2.53 M**
MSA Population

 **\$65,355**
MSA Median Household Income



Population
Growth Since
2020

14%+

Data Center Investment
by Rowan Digital
Infrastructure

\$2.1 Billion

Lytle, Texas is a rapidly growing small town situated just 25 miles southwest of downtown San Antonio.

Spanning three counties—Atascosa, Medina, and Bexar—Lytle benefits from a strategic location along the I-35 corridor, making it a vital hub for retail, logistics, and commuter traffic in South Texas.

Lytle's strategic location on I-35 and rapid development make it one of South Texas' most compelling small-town investment markets.

The city has experienced over 14% population growth since 2020 and continues to attract residents, businesses, and developers with its family-friendly environment, excellent public safety, and pro-business leadership.

Anchored by a 55,000 SF H-E-B Plus grocery store, national QSR brands, and a vibrant local business community, Lytle serves a regional trade area far exceeding its population size.

Major developments such as the \$2.1 billion Rowan Digital Infrastructure data center and 3,000+ planned new homes underscore the area's momentum. The city also offers high-quality healthcare through the Lytle Community Health Center and is served by Lytle ISD's five-campus school district (1,810 students). Lytle's small-town charm is amplified by local events, parks, and boutiques, while its "Purple Heart City" distinction reflects deep civic pride.

Located within the thriving San Antonio-New Braunfels MSA, Lytle benefits from regional economic drivers including military bases, medical systems, and advanced manufacturing. With over 2.7 million people in the MSA and more than 11 million annual passengers at San Antonio International Airport, the area continues to attract national attention for business growth, talent, and livability.

IN THE NEWS

7-ELEVEN (STRIPES) LYTLE, TX

greater:SATX Honored with 2025 Mac Conway Award for Excellence in Economic Development

MAY 8, 2025 (PR NEWSWIRE)

SAN ANTONIO, May 8, 2025 /PRNewswire/ -- greater:SATX Regional Economic Partnership is proud to announce it has been awarded the 2025 Mac Conway Award for Excellence in Economic Development by Site Selection Magazine.

This national recognition places greater:SATX among the **top 20 Economic Development Organizations** (EDOs) in the U.S. and highlights the transformative growth building across the San Antonio region. The news announcement is aptly timed leading into the 9th annual Economic Development Week, held **May 12-16** -- the annual celebration recognizing the impactful work of EDOs and economic development professionals in communities across the nation.

Last year, the greater San Antonio region was the #3 top performing job growth market in the U.S. and #1 in Texas, underscoring the region's upward trajectory and reinforcing its status as one of the most dynamic economic corridors in the country. Since 2018, San Antonio's educational attainment has grown by 6.4%, outpacing nine peer metros.

Named **for H. McKinley "Mac" Conway**, a trailblazer in the field of economic development, the award recognizes outstanding performance by EDOs in attracting capital investment, job creation, and delivering measurable impact to local communities. The ranking is based on a **comprehensive index of project** wins, capital investment totals, job growth, and economic performance relative to market size.

"This recognition confirms that the strategic work we're doing across the greater San Antonio region is delivering real results—not just locally, but laudable on a national scale," said **Sarah Carabias Rush, Chief Economic Development Officer** for greater:SATX. "We've built a business climate that's agile, resilient, and increasingly attractive to companies looking to scale and innovate."

EXPLORE ARTICLE



Why the I-35 corridor is the unsung hero of the American household

MARIA EUGENIA CALDERON-PORTER, OCTOBER 5, 2023 (SAN ANTONIO EXPRESS NEWS)

Laredo, 160 miles to the south of San Antonio, and the many links along the Texas-Mexico border are where critical attention should be placed. An amazing interstate supply chain corridor has been created between border cities and San Antonio. The I-35 corridor between Laredo and San Antonio is a treasure.

The benefits to northern households and businesses, evidenced in the **timely delivery** of goods across the United States and Canada, make this corridor vital for North American **economic sustainability**. Its expansion through improved infrastructure should be a federal, state and regional priority. Investment in technology and development in artificial intelligence also would contribute to the growth of this **key supply chain**.

On a typical workday, the I-35 supply chain corridor is responsible for the flow of at least 17,000 trucks (sometimes 20,000) from the international bridges. Most of this traffic is northbound. Some of this northbound traffic travels through San Antonio and on to destinations in the United States and Canada.

The I-35 corridor between Laredo and San Antonio is the **unsung hero** of the American household. The goods flowing daily through the port and transported to multiple destinations are **critical** to the manufacturing, retail and medical industries.

This past May, there was a 10.66% increase in trade flowing through Laredo, reflecting **I-35's growing importance** to the U.S. economy. With the recent challenges in maritime logistics and supply chain operations, international inland ports will play a vital role in the distribution of goods.

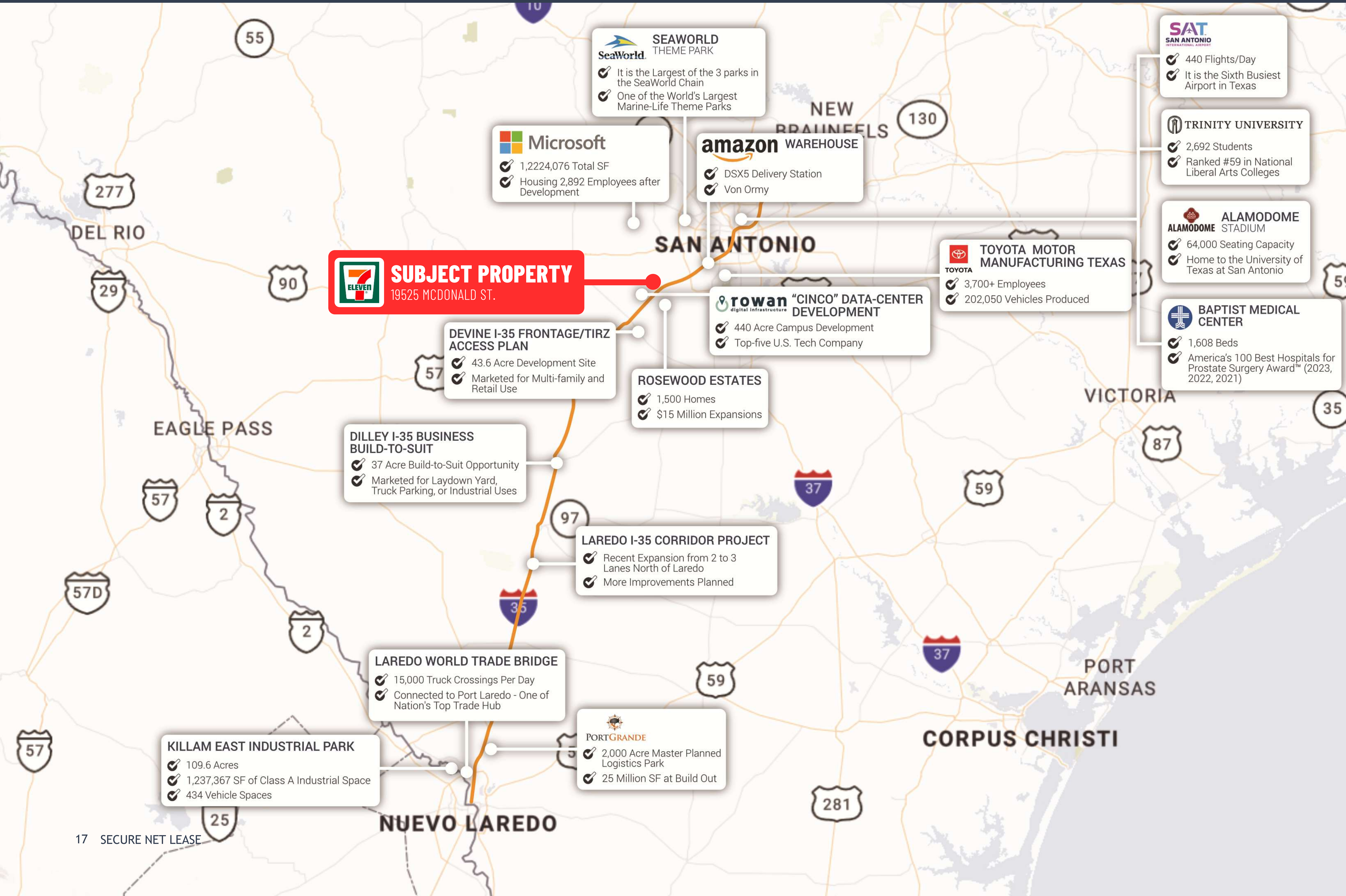
Spanning more than 1,500 miles from Laredo to Duluth, Minn., I-35 is more than just a roadway. It's **a lifeline**, vital in the supply chain, linking Mexico, the United States and Canada, and facilitating the flow of billions of dollars in trade annually. The I-35 corridor is positioned for **continuous growth**, but this brings challenges, especially for cities such as San Antonio and Laredo.

EXPLORE ARTICLE



I-35 CORRIDOR FROM LAREDO TO SAN ANTONIO

7-ELEVEN (STRIPES) LYTLE, TX



7-ELEVEN
SUBJECT PROPERTY
 19525 MCDONALD ST.

SeaWorld
SEAWORLD
 THEME PARK

- It is the Largest of the 3 parks in the SeaWorld Chain
- One of the World's Largest Marine-Life Theme Parks

Microsoft

- 1,2224,076 Total SF
- Housing 2,892 Employees after Development

amazon WAREHOUSE

- DSX5 Delivery Station
- Von Army

SAT
 SAN ANTONIO
 INTERNATIONAL AIRPORT

- 440 Flights/Day
- It is the Sixth Busiest Airport in Texas

TRINITY UNIVERSITY

- 2,692 Students
- Ranked #59 in National Liberal Arts Colleges

ALAMODOME
 ALAMODOME STADIUM

- 64,000 Seating Capacity
- Home to the University of Texas at San Antonio

BAPTIST MEDICAL CENTER

- 1,608 Beds
- America's 100 Best Hospitals for Prostate Surgery Award™ (2023, 2022, 2021)

TOYOTA
TOYOTA MOTOR MANUFACTURING TEXAS

- 3,700+ Employees
- 202,050 Vehicles Produced

rowan digital infrastructure
 "CINCO" DATA-CENTER DEVELOPMENT

- 440 Acre Campus Development
- Top-five U.S. Tech Company

DEVINE I-35 FRONTAGE/TIRZ ACCESS PLAN

- 43.6 Acre Development Site
- Marketed for Multi-family and Retail Use

ROSEWOOD ESTATES

- 1,500 Homes
- \$15 Million Expansions

DILLEY I-35 BUSINESS BUILD-TO-SUIT

- 37 Acre Build-to-Suit Opportunity
- Marketed for Laydown Yard, Truck Parking, or Industrial Uses

LAREDO I-35 CORRIDOR PROJECT

- Recent Expansion from 2 to 3 Lanes North of Laredo
- More Improvements Planned

LAREDO WORLD TRADE BRIDGE

- 15,000 Truck Crossings Per Day
- Connected to Port Laredo - One of Nation's Top Trade Hub

KILLAM EAST INDUSTRIAL PARK

- 109.6 Acres
- 1,237,367 SF of Class A Industrial Space
- 434 Vehicle Spaces

PORTGRANDE

- 2,000 Acre Master Planned Logistics Park
- 25 Million SF at Build Out

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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Garrison Berkley

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TEXAS DISCLAIMER

7-ELEVEN (STRIPES) LYTLE, 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.