

EXCLUSIVE RETAIL OFFERING

LEE ADVISORY GROUP

www.lee-associates.com/

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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11530 Pearland Parkway

HOUSTON, TEXAS

EXECUTIVE SUMMARY

11530 Pearland Parkway
Houston, Texas

PROPERTY DESCRIPTION

7-Eleven and Laredo Taco is a well-maintained absolute triple net retail property with 7-Eleven having a master lease covering the entire property. There is 4,842 square feet of leasable space, set on a 1.18-acre lot. The property is well located in Houston, Texas. Built in 2022, the property is surrounded by multifamily, retail and food options including a Chick-fil-A directly next door, as well as a Whataburger directly next to that. There are 12 fuel pumps, and the property has 15 parking spaces.



PROPERTY HIGHLIGHTS

- Newer Corporate Leased 7-Eleven
- Absolute Triple Net Lease
- 5.25% Cap Based on the 9/2027 Rent Bump
- 7.5% Rent Bumps
- Superb Traffic Counts with Excellent Demographics
- Shadow-Anchored by Target



For more information, please contact:

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7-Eleven with Laredo Taco					
11530 Pearland Parkway, Houston, TX 77075					
FINANCIAL INDICATORS:			PROPERTY ABSTRACT:		
Purchase Price:	\$5,865,000		Type:	Single Tenant NNN	
Down Payment:	\$5,865,000		Age:	2022	
Down Payment %:	100%		Approx. Lot Size:	1.18 Acres	
Current CAP Rate:	5.25%		Net Square Feet:	4,842	
Cash on Cash Return:	5.25%		Lease expires:	8/31/37	
ANNUALIZED OPERATING DATA:					
Annual Rent		Cap Rate		Cash Flow	% Return
\$286,398	9/1/22 to 8/31/27	4.88%	Seller will credit the Buyer the difference between the COE rent and the 9/1/27 rent bump.	\$286,398	4.88%
\$307,878	9/1/2027 to 8/31/32	5.25%		\$307,878	5.25%
\$330,969	9/1/2032 to 8/31/37	5.64%		\$330,969	5.64%
\$355,792	9/1/2037 to 8/31/42	6.07%	Option #1	\$355,792	6.07%
\$382,476	9/1/2042 to 8/31/47	6.52%	Option #2	\$382,476	6.52%
\$411,162	9/1/2047 to 8/31/52	7.01%	Option #3	\$411,162	7.01%
\$441,999	9/1/2052 to 8/31/57	7.54%	Option #4	\$441,999	7.54%
\$475,149	9/1/2057 to 8/31/62	8.10%	Option #5	\$475,149	8.10%
ANNUALIZED EXPENSES:			DESCRIPTION		
Corporate Guaranteed Absolute NNN Lease  https://www.7-eleven.com/			7-Eleven, Inc. is an American convenience store chain headquartered in Irving, Texas. It is a wholly owned subsidiary of Seven-Eleven Japan, which is owned by Seven & I Holdings, a Japanese retail holding company.		
			The chain was founded in 1927 as the Southland Ice Company, operating an ice house storefront in Dallas. Owned by the Southland Corporation, the chain expanded its convenience stores and renamed them Tote'm Stores between 1928 and 1946. The Southland Corporation changed the stores' name to 7-Eleven in 1946 to reflect their expanded hours of operation (7 a.m. to 11 p.m.). The Southland Corporation started franchising its stores in 1961. In 1973, Ito-Yokado, a Japanese supermarket chain, signed a franchise agreement with the Southland Corporation to develop 7-Eleven convenience stores in Japan. Later in 1991, operating the Japanese stores under Seven-Eleven Japan, Ito-Yokado acquired a 70% stake in the Southland Corporation. As the majority owner, it changed the Southland Corporation's name to 7-Eleven, Inc. Ito-Yokado expanded to 100% ownership in November 2005, making 7-Eleven, Inc. a wholly owned subsidiary of Seven-Eleven Japan.[4][5] That same year, Ito-Yokado reorganized its collective businesses into the holding company Seven & I Holdings, with 7-Eleven, Inc. remaining wholly held by Seven-Eleven Japan. 7-Eleven operates, franchises, and licenses roughly 85,000 stores in 20 countries and territories as of August 2024. Its stores operate under its namesake brand globally. In the United States, it also operates under the Speedway brand (predominantly in the Midwest and on the East Coast) and as Stripes Convenience Stores within the West South Central states. Both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several American markets. 7-Eleven also operates A-Plus locations, licensing the name from its owner, Energy Transfer Partners, a fellow company based in the Dallas-Fort Worth metroplex. However, most of these stores have since been rebranded as standard 7-Eleven stores.		

The information provided herein is from sources we believe are reliable.
While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties about it.

PROPERTY PHOTOS

11530 Pearland Parkway
Houston, Texas



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Houston, Texas

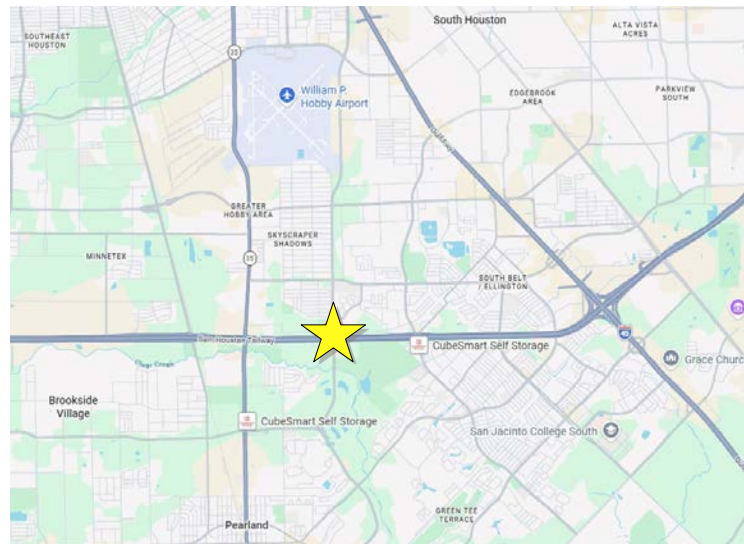
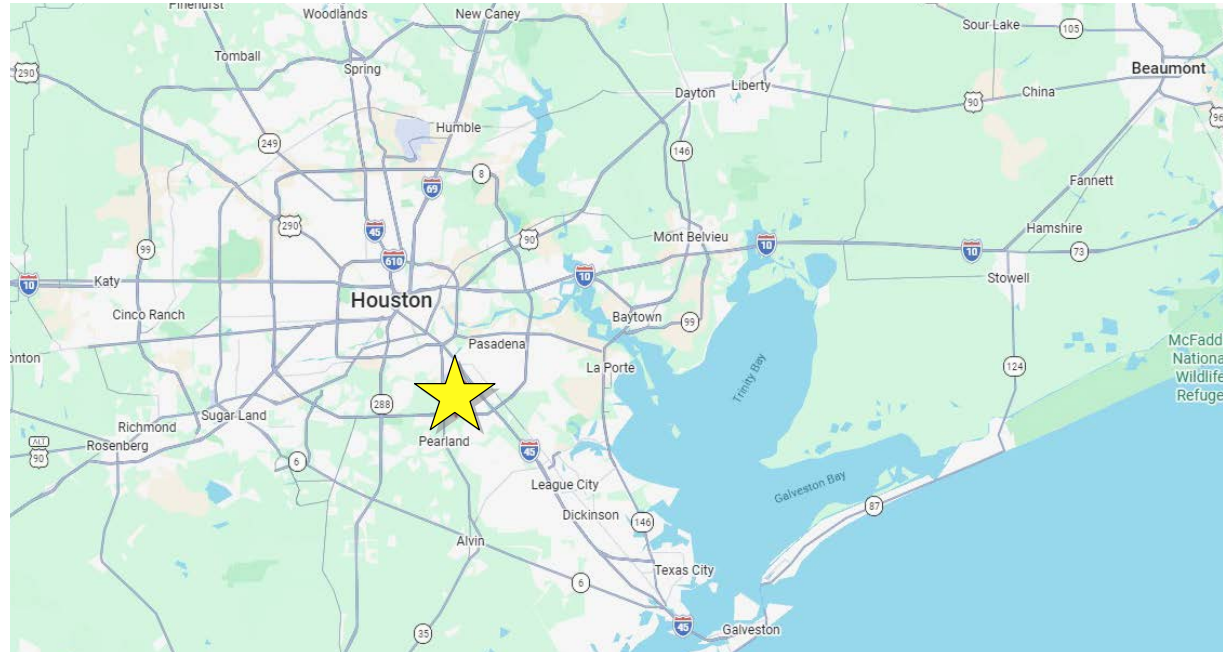


LOCATION INFORMATION

11530 Pearland Parkway
Houston, Texas

This 7-Eleven and Ladero Taco is located along Pearland Parkway between State Highway 35 and Interstate 45 (Gulf Freeway), just south of the William P. Hobby Airport and Beltway 8 which circles the city of Houston.

- 25 minutes southeast of Houston
- Conveniently located near three interstate and highway grids (I-45, TX-35 and BW8)
- William P. Hobby Airport, Houston's oldest commercial airport, is also located within 7 miles of Houston city center and 6 miles from 7-Eleven.



AREA INFORMATION

11530 Pearland Parkway
Houston, Texas

Greater Hobby Area is a diverse, major residential and commercial neighborhood located in southwest Houston, Texas (Population: 2.3 million), just outside of Pearland, Texas. The Greater Hobby neighborhood has a current population of more than 23,000 people. A wealthy urban suburban mix community, Greater Hobby Area has a median home value of \$204,952 with the median household income being over \$62,000.

The Houston region is one of the most globally connected and economically dynamic regions, ranked as the “#3 Best City in America to Start a Business,” it has also been referred to as the Energy Capital of the World. It hosts more than 7 million residents which are some of the youngest, most diverse populations in the country.

Greater Hobby Area is located just 13 miles southwest of Houston, and directly intersects with the Beltway 8 Highway that surrounds Houston. Conveniently located between State Highway 35 and Interstate 45 (Gulf Freeway), this area provides easy access to Downtown Houston, Southeast Houston, South Houston, Pearland, and William P. Hobby Airport, all of which are within a 15-mile commute.



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AERIAL MAP

ZOOM VIEW

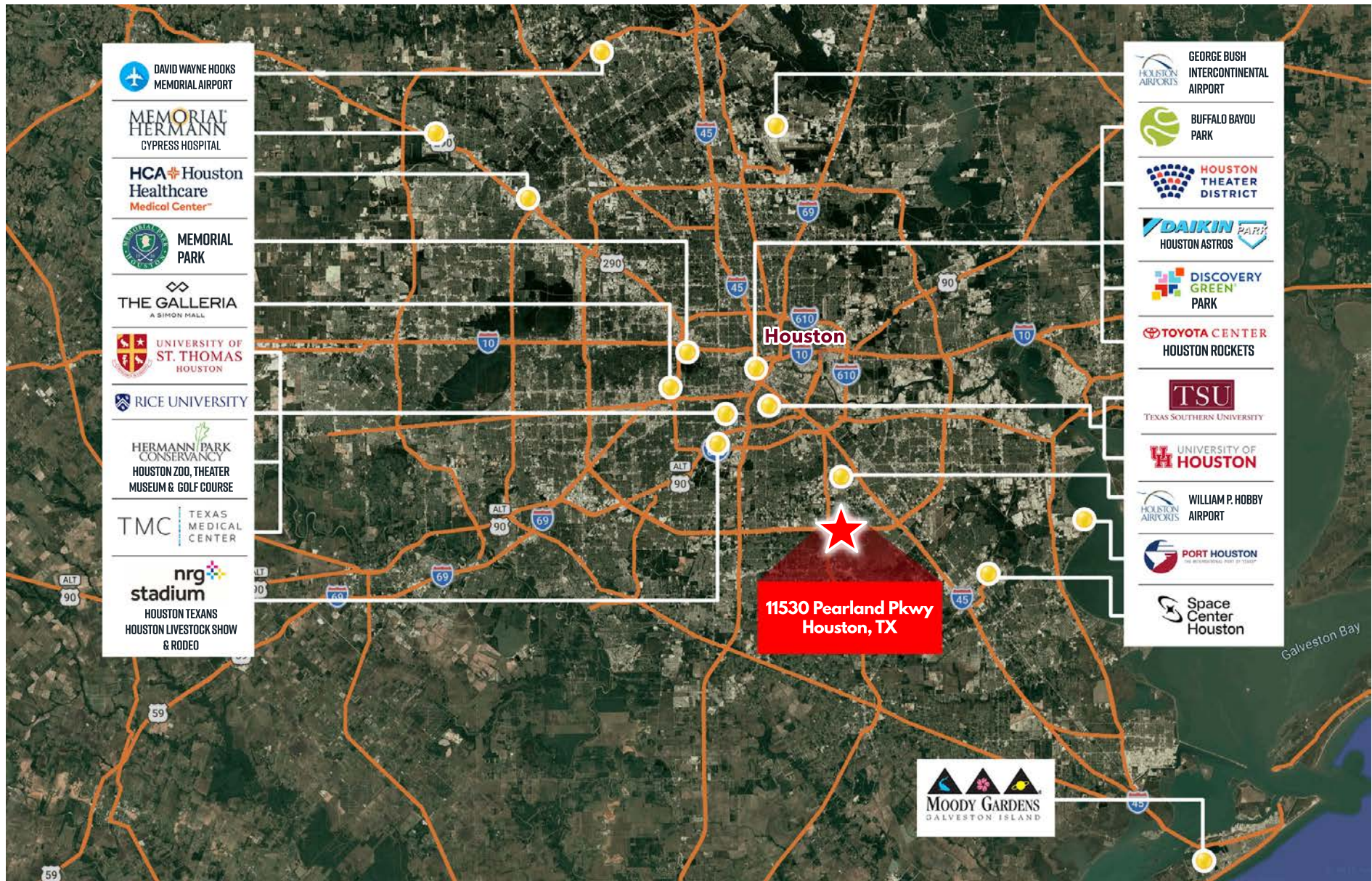
11530 Pearland Parkway
Houston, Texas



AERIAL MAP

AREA HIGHLIGHTS

11530 Pearland Parkway
Houston, Texas



11530 Pearland Parkway
Houston, Texas



DEMOGRAPHICS

11530 Pearland Parkway
Houston, Texas

	1 mile(s)	3 mile(s)	5 mile(s)
2025 Demographics:			
Q4 2025 Employees	1,020	19,254	63,305
Q4 2025 Establishments*	236	3,082	8,216
Total Population	9,002	96,826	236,962
Total Households	3,001	33,395	82,790
Female Population	4,603	49,337	120,441
% Female	51.1%	51.0%	50.8%
Male Population	4,399	47,490	116,520
% Male	48.9%	49.1%	49.2%
Population Density (per Sq. Mi.)	2,867.76	3,427.22	3,019.46
Employed Civilian Population 16+			
Total	4,559	49,181	118,499
White Collar	58.9%	56.6%	54.1%
Blue Collar	41.1%	43.4%	45.9%
Seasonal Population by Quarter:			
Q4 2022	11	193	569
Q1 2023	6	190	520
Q2 2023	7	201	561
Q3 2023	6	190	524
Q4 2023	6	196	546
Q1 2024	41	232	564
Q2 2024	40	234	577
Q3 2024	40	231	565
Q4 2024	40	228	555
Age:			
Age 0 - 4	6.9%	6.6%	6.8%
Age 5 - 14	15.9%	15.2%	15.5%
Age 15 - 19	8.1%	7.9%	7.9%
Age 20 - 24	7.3%	7.0%	7.0%
Age 25 - 34	15.5%	13.9%	14.0%
Age 35 - 44	15.2%	14.6%	14.5%
Age 45 - 54	12.6%	12.6%	12.6%
Age 55 - 64	9.2%	10.3%	10.2%
Age 65 - 74	6.3%	7.5%	7.3%
Age 75 - 84	2.3%	3.3%	3.4%

	1 mile(s)	3 mile(s)	5 mile(s)
Age 85 +	0.7%	1.0%	1.0%
Median Age	33.0	35.0	34.0
Housing Units			
Total Housing Units	3,182	35,080	89,175
Occupied Housing Units	94.3%	95.2%	92.8%
Vacant Housing Units	5.7%	4.8%	7.2%
Housing Units by Tenure			
Total Households in Tenure	3,001	33,395	82,790
Owner Occupied Housing Units	1,853	22,773	52,019
Owner Occupied free and clear	26.9%	32.4%	33.7%
Owner Occupied with a mortgage or loan	73.1%	67.6%	66.3%
Renter Occupied Housing Units	1,148	10,623	30,771
Race and Ethnicity			
American Indian, Eskimo, Aleut	1.0%	1.1%	1.1%
Asian	10.2%	9.9%	8.5%
Black	22.7%	16.3%	17.0%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
White	24.3%	29.9%	31.6%
Other	21.3%	21.2%	20.8%
Multi-Race	20.6%	21.5%	20.9%
Hispanic Ethnicity	52.5%	54.2%	53.0%
Not of Hispanic Ethnicity	47.5%	45.8%	47.0%
Race of Hispanics			
Hispanics	4,730	52,500	125,556
American Indian	1.5%	1.8%	1.8%
Asian	0.6%	0.2%	0.2%
Black	1.1%	1.0%	1.0%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	22.2%	22.6%	22.8%
Other	39.7%	38.4%	38.5%
Multi-Race	34.9%	35.9%	35.6%
Race of Non Hispanics			
Non Hispanics	4,272	44,326	111,406
American Indian	0.4%	0.4%	0.4%
Asian	20.8%	21.4%	17.8%
Black	46.6%	34.5%	35.0%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%

DEMOGRAPHICS

11530 Pearland Parkway
Houston, Texas

	1 mile(s)	3 mile(s)	5 mile(s)
White	26.6%	38.5%	41.6%
Other	0.9%	0.8%	0.7%
Multi-Race	4.7%	4.5%	4.4%

Marital Status:

Age 15 + Population	6,953	75,649	184,143
Divorced	8.1%	9.1%	9.0%
Never Married	33.4%	33.7%	34.7%
Now Married	53.6%	52.6%	51.8%
Now Married - Separated	3.3%	2.6%	3.0%
Widowed	4.9%	4.6%	4.5%

Educational Attainment:

Total Population Age 25+	5,567	61,247	148,823
Grade K - 8	8.7%	6.3%	6.3%
Grade 9 - 11	3.7%	4.3%	5.4%
High School Graduate	17.8%	24.9%	26.2%
Associates Degree	11.3%	10.0%	9.0%
Bachelor's Degree	21.1%	18.0%	16.7%
Graduate Degree	7.7%	7.5%	7.7%
Some College, No Degree	23.9%	21.9%	21.7%
No Schooling Completed	3.7%	3.9%	4.1%

Household Income:

Income \$ 0 - \$9,999	9.7%	5.6%	5.5%
Income \$ 10,000 - \$14,999	2.6%	2.1%	3.0%
Income \$ 15,000 - \$24,999	5.8%	5.6%	7.1%
Income \$ 25,000 - \$34,999	3.3%	6.1%	7.8%
Income \$ 35,000 - \$49,999	8.7%	9.1%	9.5%
Income \$ 50,000 - \$74,999	17.9%	18.2%	17.3%
Income \$ 75,000 - \$99,999	13.1%	13.9%	13.1%
Income \$100,000 - \$124,999	10.0%	12.1%	10.8%
Income \$125,000 - \$149,999	10.7%	8.7%	8.0%
Income \$150,000+	18.1%	18.7%	17.9%
Average Household Income	\$104,011	\$103,460	\$99,943
Median Household Income	\$91,901	\$88,751	\$83,394
Per Capita Income	\$34,059	\$34,914	\$34,298

Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under

Total Families (Family Households)	2,353	25,272	60,913
Husband-Wife Family, Own Children, Below Poverty	13	354	1,234
Husband-Wife Family, No Own Children, Below Poverty	37	346	966
Male Householder, Own Children, Below Poverty	0	201	618

Male Householder, No Own Children, Below Poverty	0	83	212
Female Householder, Own Children, Below Poverty	205	843	2,349
Female Householder, No Own Children, Below Poverty	1	129	486
Husband-Wife Family, Own Children, At/Above Poverty	732	7,747	17,915
Husband-Wife Family, No Own Children, At/Above Poverty	751	8,766	20,620
Male Householder, Own Children, At/Above Poverty	100	838	2,001
Male Householder, No Own Children, At/Above Poverty	144	1,349	3,376
Female Householder, Own Children, At/Above Poverty	133	2,235	5,531
Female Householder, No Own Children, At/Above Poverty	237	2,381	5,605

Poverty: Popn, Ratio of Income to Poverty Level

Total Population for whom poverty status is determined	9,002	96,704	236,588
Less Than .50	1,379	6,709	17,309
.50 - .99	286	4,381	14,700
1.00 - 1.24	330	3,492	9,403
1.25 - 1.49	444	4,266	11,513
1.50 - 1.84	343	6,252	15,896
1.85 - 1.99	104	2,651	7,529
2.00+	6,117	68,953	160,239

Poverty: Popn by Race

By Race

White, Below Poverty Level	291	2,438	6,688
White, Above Poverty Level	1,894	26,453	68,164
Black, Below Poverty Level	799	2,532	7,666
Black, Above Poverty Level	1,247	13,257	32,623
AI/Alaskan Native, Below Poverty Level	9	154	469
AI/Alaskan Native, Above Poverty Level	77	938	2,195
Asian, Below Poverty Level	99	1,000	2,503
Asian, Above Poverty Level	815	8,552	17,519
NH/PI, Below Poverty Level	0	13	30
NH/PI, Above Poverty Level	3	29	82
Some Other Race, Below Poverty Level	244	2,705	8,188
Some Other Race, Above Poverty Level	1,670	17,798	40,936
2+ Races, Below Poverty Level	225	2,248	6,464
2+ Races, Above Poverty Level	1,630	18,587	43,059

Poverty: Popn by Ethnicity

Hispanic/Latino

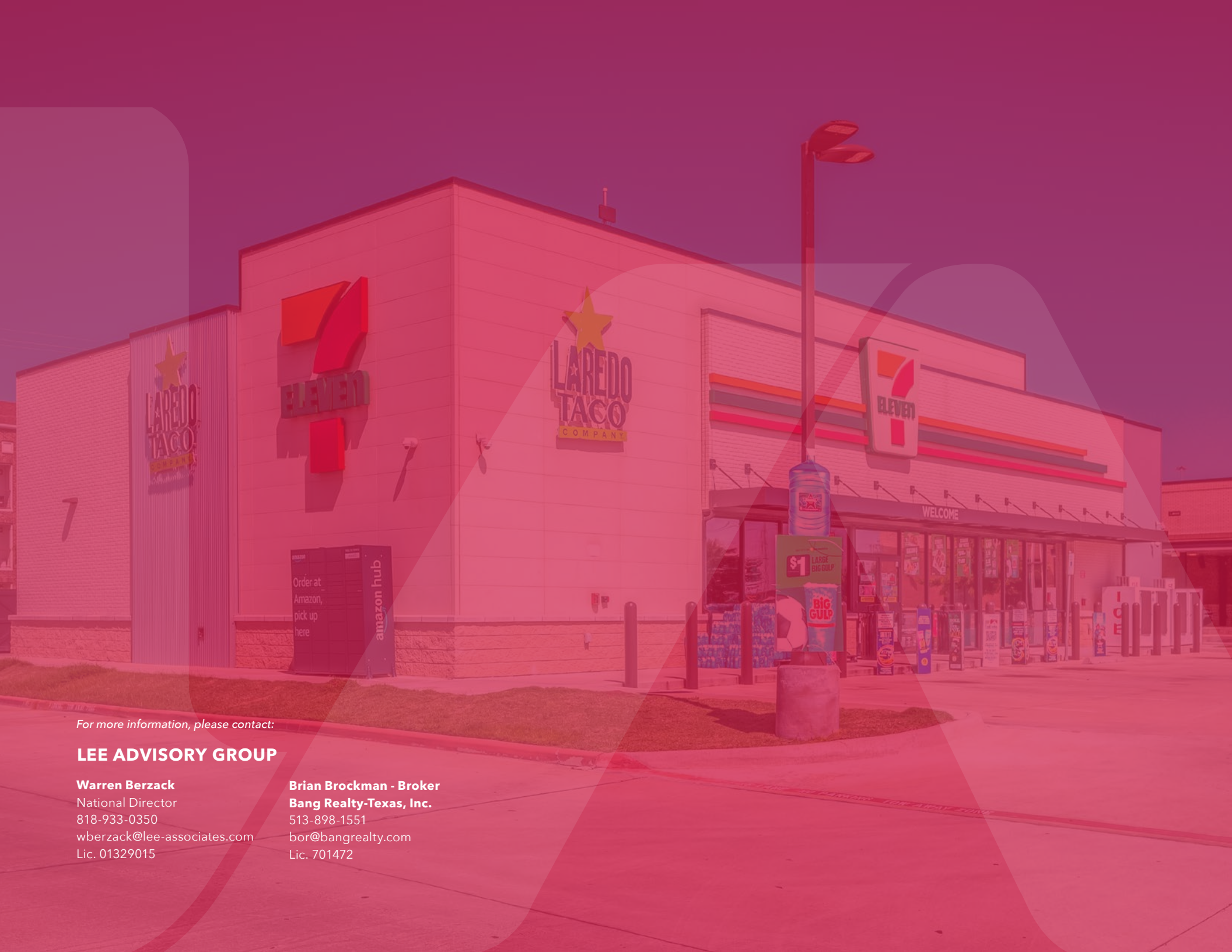
Hispanic/Latino, Below Poverty Level	569	6,335	18,844
Hispanic/Latino, Above Poverty Level	4,161	46,130	106,591
Non-Hispanic/Latino, Below Poverty Level	1,097	4,756	13,165
Non-Hispanic/Latino, Above Poverty Level	3,175	39,484	97,988

Non-Hispanic/ Latino by Race

White, Below Poverty Level	161	1,094	2,580
White, Above Poverty Level	973	15,924	43,618
Other than White, Below Poverty Level	1,504	9,997	29,429
Other than White, Above Poverty Level	6,364	69,689	160,961

Vehicles Available

0 Vehicles Available	2.1%	3.4%	4.8%
1 Vehicle Available	25.8%	25.2%	28.2%
2+ Vehicles Available	72.1%	71.5%	67.0%
Average Vehicles Per Household	0.42	0.05	0.02
Total Vehicles Available	1,264	1,511	1,402



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Bang Realty-Texas, Inc	9007017	bor@bangrealty.com	513-898-1551
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
Designated Broker of Firm	License No.	Email	Phone
N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date