

100% Bonus Depreciation



Subject Property

# 7-Eleven

**\$7,805,000 | 5.00% CAP**

18201 West Hwy 71, Spicewood, TX (Austin) 78669

- ✓ **10 Years Remaining** on Absolute NNN Lease with 10% Rental Increases Every 5 Years In Primary Term & Options
- ✓ **Strong State Highway Location** with **48,000+ VPD** State Hwy 71 is a 253-mile-long thoroughfare in Austin and surrounding cities
- ✓ **Affluent Austin Suburb** Spicewood is an outer suburb of Austin, 1,3,5-mile Avg HH Incomes Exceed \$135k
- ✓ **Lake Travis Community** Features Top Ranked School Systems and is home to Several Massive Luxury Residential Developments
- ✓ **Bonus Depreciation Eligible, Check with CPA**

ExtraSpace  
Storage

ELITE  
FOOT & ANKLE ASSOCIATES  
LONGHORN  
DERMATOLOGY

JBS  
Underground I.L.C.

PHOENIX DRY CLEANING  
Bee Creek  
Realty  
512  
CUSTOM

LAKE TRAVIS  
MIDDLE SCHOOL  
(879 STUDENTS)

71  
TEXAS

7  
ELEVEN

A NEW DAY CHILD  
DEVELOPMENT CENTER, LLC

WEST HIGHWAY 71  
(48,000 VPD)





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 SPICEWOOD, TX

Subject Property

# \$7,805,000

## 5.00% CAP

NOI

\$390,262

Building Area

±3,145 SF

Land Area

±1.72 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

✓ **Open & Operating** - Rent Commenced in September of 2020

✓ **10 Years Remaining on** Absolute Net Lease with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Options.

✓ **Strong State Highway Location with 48,000+ VPD** State Hwy 71 is a 253-mile-long thoroughfare in Austin and surrounding cities, connecting up to I-35 - the main N/S interstate connecting Austin to Waco and Dallas (North).

✓ **Affluent Austin Suburb** Spicewood is an outer suburb of Austin, The trade area average HH incomes exceed \$136,000, \$158,000, and \$142,000 within the 1-, 3-, and 5-mile radius, respectively.

✓ **Lake Travis Community** Features Top Ranked School Systems and is home to Several Massive Luxury Residential Developments.

✓ **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. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

### CONTACT FOR DETAILS

**Matthew Scow**

Executive Vice President  
(214) 915-8888

mscow@securenetlease.com

**Bob Moorhead**

Managing Partner  
(214) 522-7210

bob@securenetlease.com

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 SPICEWOOD, TX

## 7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE  
\$81.3B

CREDIT RATING  
S&P: A

Stock Ticker  
SVNDY

LOCATIONS  
85,000+

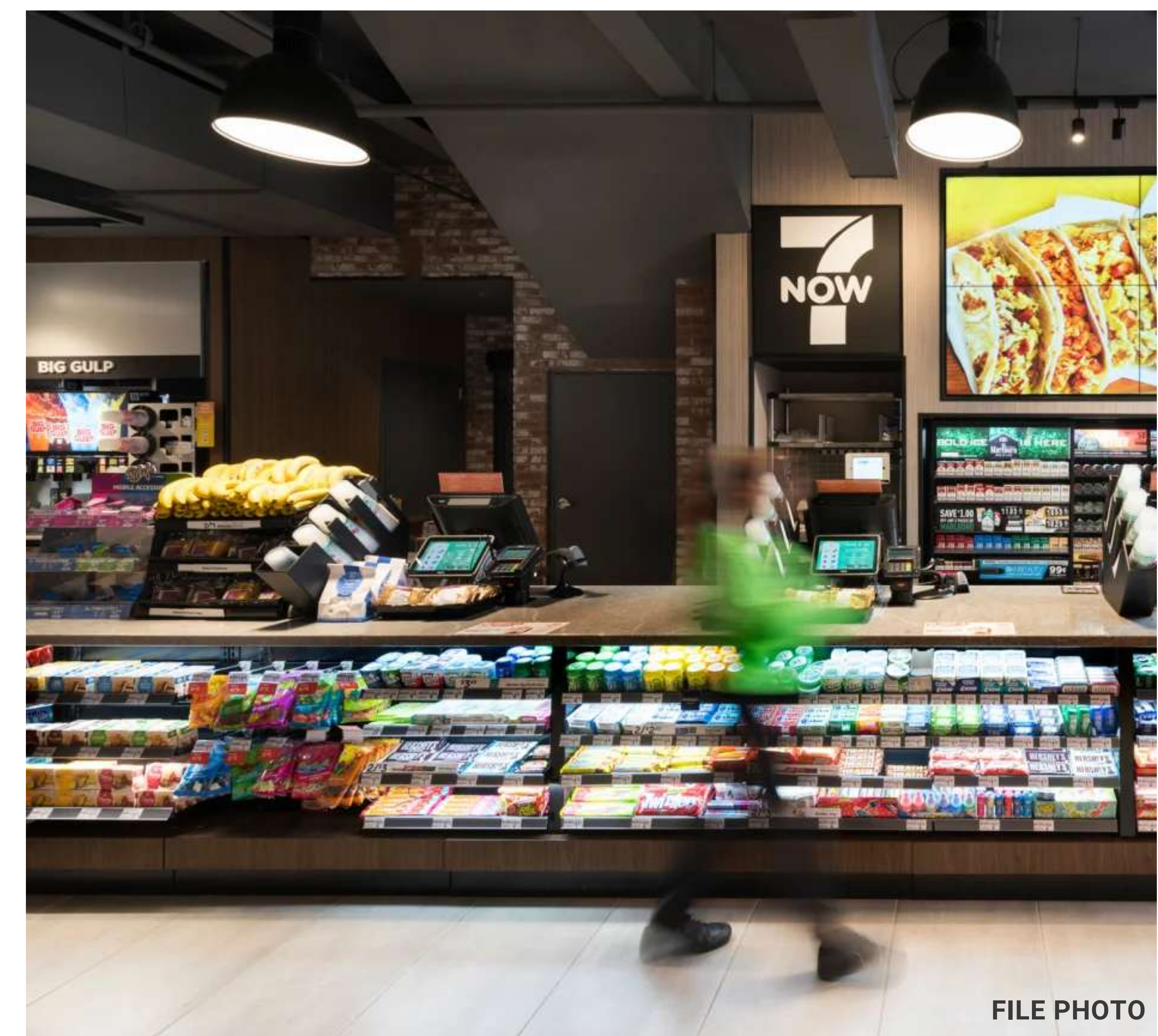


[7-eleven.com](http://7-eleven.com)

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 15,300 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 SPICEWOOD, 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



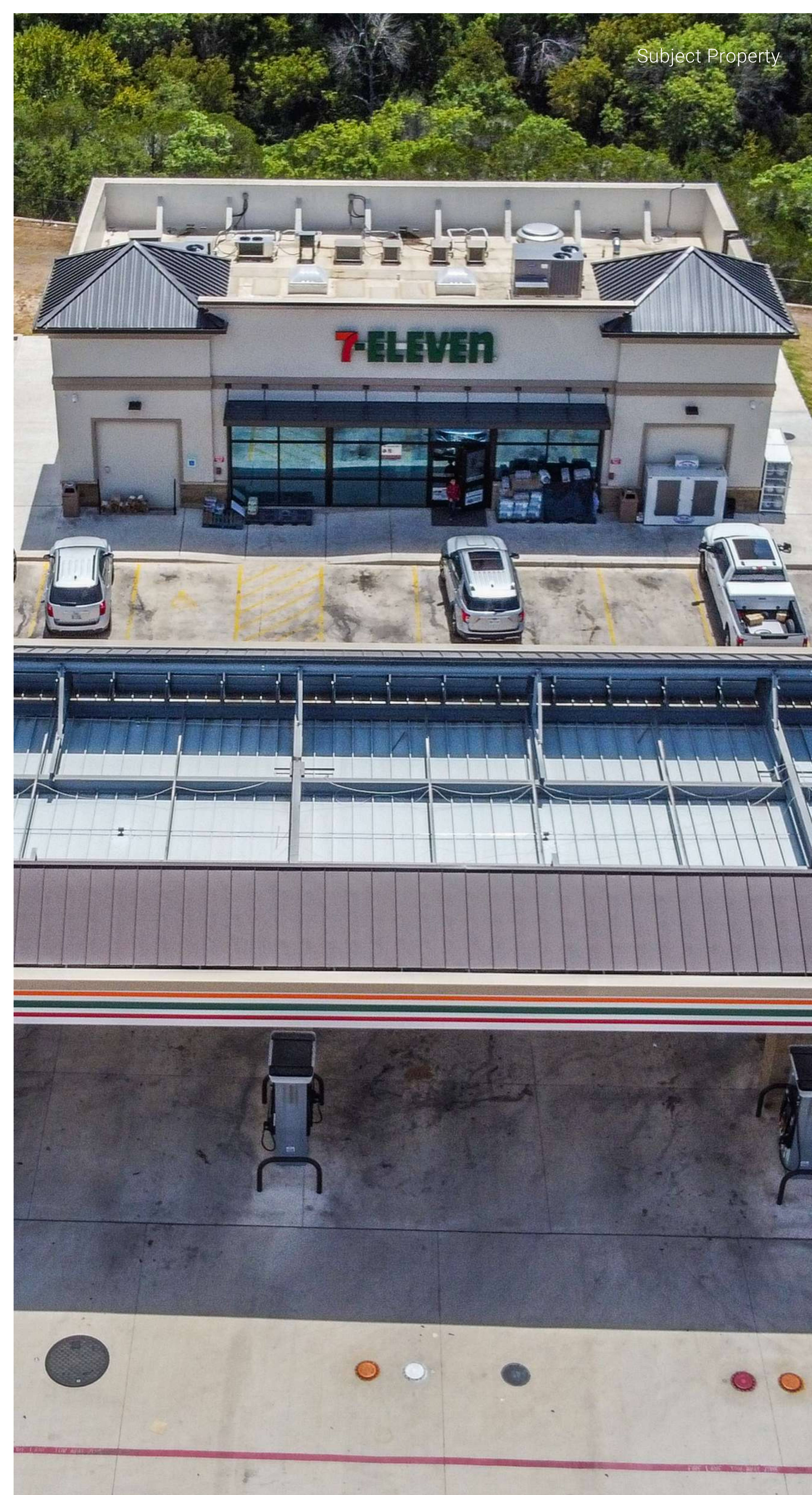
# LEASE OVERVIEW

7-ELEVEN SPICEWOOD, TX

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	September 2020
Lease Expiration	September 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Option Periods
Annual Rent YRS 1-5	\$354,784.00
Annual Rent YRS 6-10*	\$390,262.00
Annual Rent YRS 11-15	\$429,289.00
Option 1	\$472,217.00
Option 2	\$519,439.00
Option 3	\$571,383.00
Option 4	\$628,521.00

\*Rent Begins October 1, 2025 / Seller to give rent credit between closing and rent bump.

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 SPICEWOOD, 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.

**7-ELEVEN**  
**SUBJECT PROPERTY**  
18201 WEST HWY. 71

LAKEWAY AIRPARK (3R9)

SERENE HILLS ELEMENTARY SCHOOL (612 STUDENTS)

LAKE TRAVIS MIDDLE SCHOOL (879 STUDENTS)

LAKEWAY ELEMENTARY SCHOOL (562 STUDENTS)



CVS pharmacy



BAYLOR SCOTT & WHITE MEDICAL CENTER - LAKEWAY CENTER AT LAKEWAY (106 BEDS)  
LAKE TRAVIS ISD CENTRAL ADMINISTRATION (11,001 STUDENTS)

SOUTH AUSTIN VEIN CENTER AT LAKEWAY

LAKE TRAVIS HIGH SCHOOL (3,558 STUDENTS)



WEST HIGHWAY 71  
±48,000 VPD

BERKSHIRE LAKEWAY (350 UNITS)

71 TEXAS



BEE CAVE MIDDLE SCHOOL (849 STUDENTS)

3238 RANCH ROAD TEXAS



CVS pharmacy



BEE CAVE ELEMENTARY SCHOOL (769 STUDENTS)



Schlottsky's IT'S A MOUTHFUL








2244 RANCH ROAD TEXAS

HAMILTON POOL ROAD  
±8,566 VPD



# SITE OVERVIEW

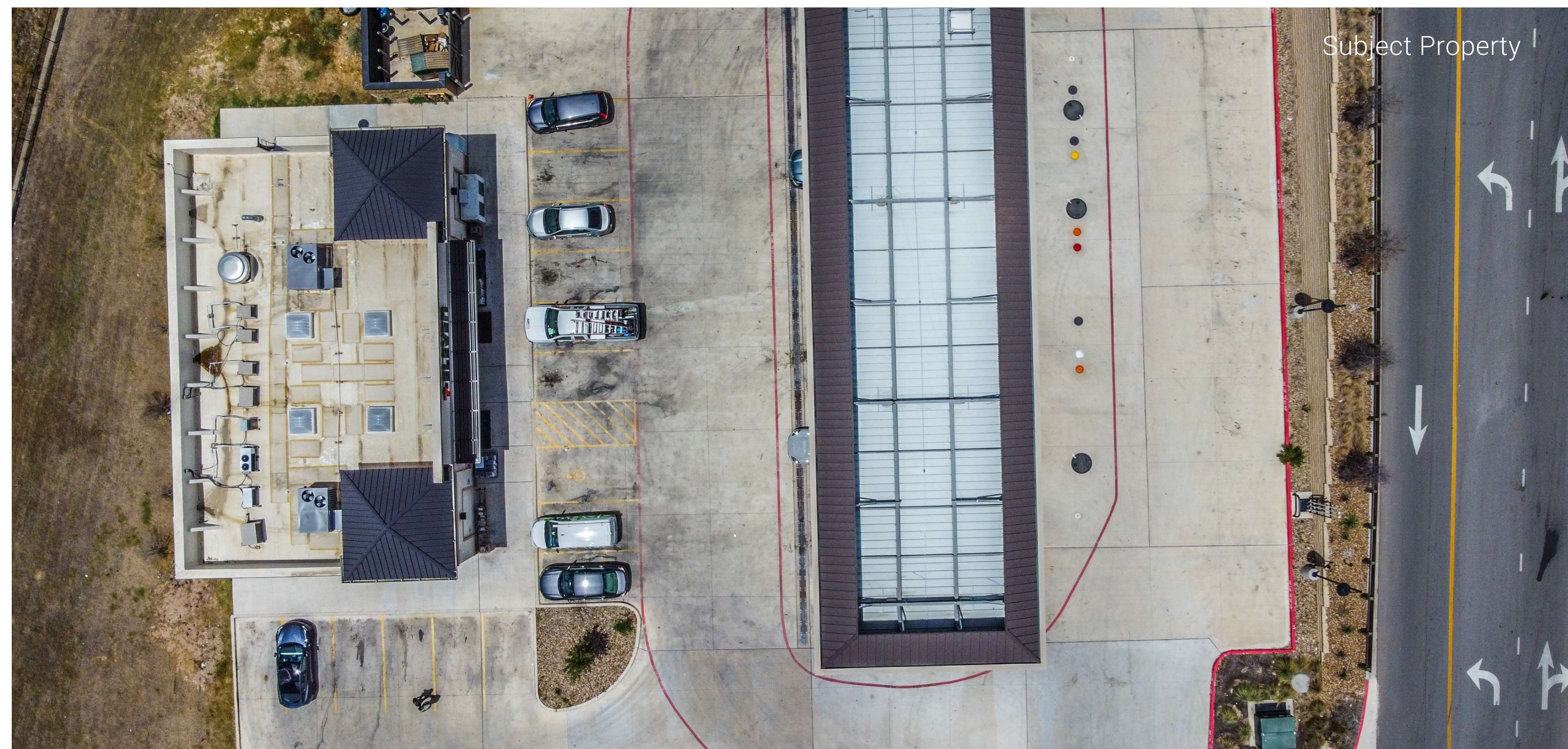
7-ELEVEN SPICEWOOD, TX

	Year Built		2020
	Building Area		±3,145 SF
	Land Area		±1.72 AC
	Pumps		8
	Fueling Positions		16



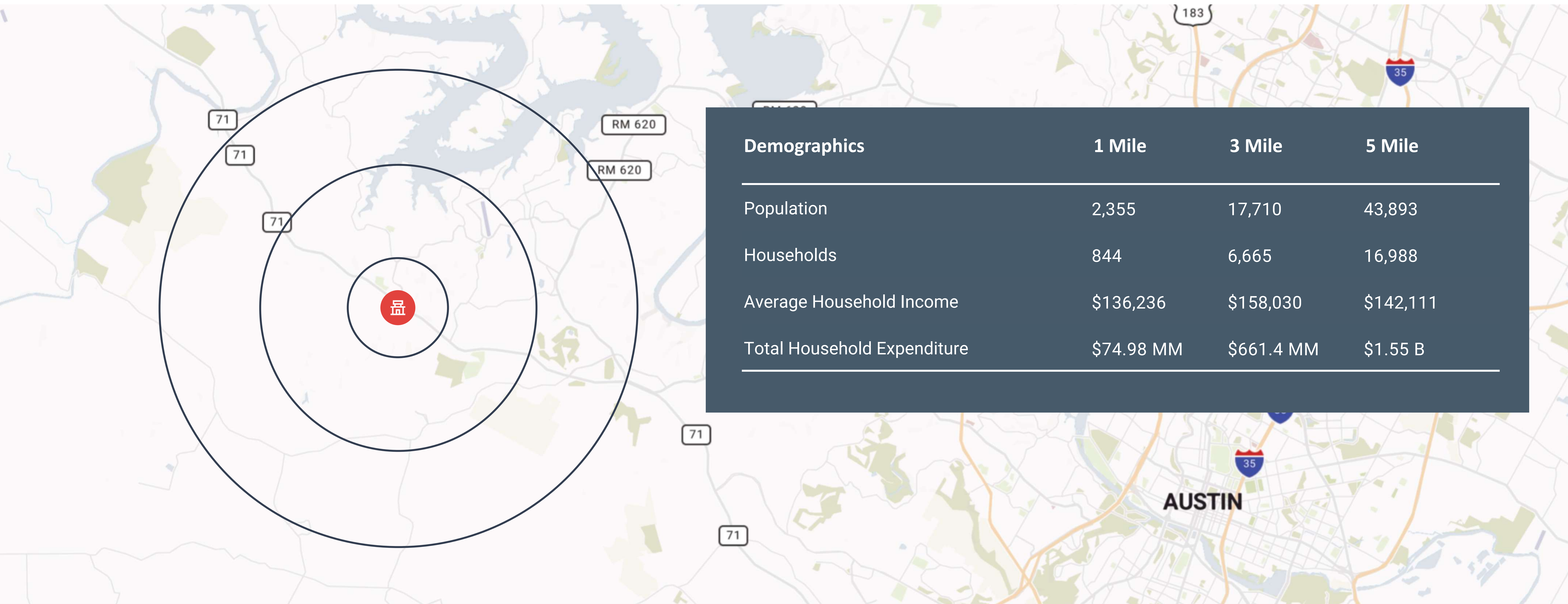
## NEIGHBORING RETAILERS

- Target
- PetSmart
- Marshalls
- Tuesday Morning
- The Home Depot
- Lowe's
- H-E-B
- Marshalls
- Best Buy
- Old Navy



# LOCATION OVERVIEW

7-ELEVEN SPICEWOOD, TX




## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. State of Texas Government (39,685)
2. The University of Texas at Austin (28,061)
3. H-E-B (19,008)
4. Ascension Seton (15,218)
5. Federal Government (15,000)
6. Walmart Stores Inc. (15,000)
7. City of Austin (14,964)
8. Dell Computer Corporation (14,964)
9. Amazon (13,000)
10. Austin ISD (10,940)

# LOCATION OVERVIEW

7-ELEVEN SPICEWOOD, TX

## Spicewood Texas

 **15,618**  
Population

 **\$106,766**  
Median Household Income



35 Miles from Downtown  
Austin

**35 MILES**

Situated Along the  
Colorado River Near Lake  
Buchanan

**LAKE  
BUCHANAN**

### Spicewood, Texas is a charming unincorporated town in Burnet County.

Krause Springs is a hidden Hill Country gem. It is a swimming hole filled with waterfalls, natural caves, and a rope swing.

**A Lot of individuals traveling to Spicewood come for the Lake Buchanan activities.**

It is home to Music Legend Willie Nelson. Even though it is not a big city, Spicewood has tremendous activities and impressive sites to see. A lot of individuals traveling to Spicewood come for the Lake Buchanan activities.

There are 24 RV sites offered here with both electricity and water. Also located in Spicewood is the Cypress Canopy Tours. The Cypress Canopy tours are an exciting zip line experience through cypress trees. This is a great opportunity to see the nature of Texas Hill Country. One unique thing about the Cypress Canopy Tours is that they offer night rides, where the trees are lined with paper lanterns and twinkle lights. Zip liners wear glow stick bracelets and necklaces. Pace Bend Park is a park with over nine miles of Lake Travis shorelines. The park has 30 RV sites, two boat ramps, swimming coves, picnic tables, camping sites, outhouse toilets, and barbeque grills. This is the perfect destination for outdoor and camping enthusiasts. Lakecliff Country Club is a place where people can gather together and enjoy some of the finest things in life. Lakecliff has twelve man-made lakes. They have several picturesque waterfalls and some of the best views of Texas Hill Country. Tee times are not required for golf here. There are also five US open style hard courts and two red clay courts. After a day full of adventure, visitors love to head to Opie's Barbecue for some good ole' spicy barbecue, banana pudding, sweet ribs, brisket, and so much more. Poodie's Hilltop Roadhouse is home to the best burger in Texas. Guests can enjoy your juicy burger while listening to live music.

## IN THE NEWS

7-ELEVEN SPICEWOOD, TX

### Spicewood Emerges As A Hot Spot For Austin, Texas' Affluent Homebuyers

SPENCER ELLIOTT, APRIL 26, 2024 (FORBES)

While life in the unincorporated community of Spicewood in central Texas may move a little slower, its population growth does not. In 1990, the small ranching community had an estimated population of 110. Today, the population has grown to 11,230.

Located some 45 minutes outside of Austin, Spicewood's dramatic population increase in such a relatively short period of time can largely be attributed to spillover from Austin's booming tech and development industries and subsequent population growth, says Greg Walling of Moreland Properties.

**"Austin itself used to be a sleepier city but now it's got that hustle and bustle of industry and culture, and Spicewood is in that path of growth that follows the hills and water from the city."**

To meet the demands of the swift influx of new residents, the town has responded with a wave of development. "Spicewood used to pretty much be home to a little bar and some ranches. Now, there's master-planned communities being built and some retail off along Highway 71," Walling adds.

Predictably, prices have followed suit and the once-sparse real estate market in Spicewood has grown to accommodate some of the region's most desirable properties.

According to data from Moreland Properties, the average asking price in Spicewood sits at \$1,036,050, a 6.4% increase from the same time last year. That price point just edges out Austin proper, where the average listing price is currently \$995,200.

EXPLORE ARTICLE



### Austin tops list as No. 1 large economic boomtown in U.S. for 2025

GRACE DICKENS, JULY 14, 2022 (COMMUNITY IMPACT)

With an economy that continues to prosper, Austin has topped a new list of the best large American cities for economic growth in 2025.

Austin soared to the No. 1 spot among the biggest U.S. cities in 2025 after ranking No. 5 in last year's report.

**According to CoworkingCafe, Austin is "a clear leader" in GDP (gross domestic product) and broad-based growth.**

"Austin claims the top spot with 61 points, driven by a remarkable 51 percent surge in its gross domestic product fueled by rapid job creation in tech, manufacturing and professional services," the report's author wrote. "The city also saw a 12 percent increase in housing stock, meaning more residential units were built to meet its growing population, as well as a 4 percent rise in educational attainment, which reflects a larger share of residents with college degrees or higher."

The Texas capital's flourishing economy is further spurred by a 33 percent hike in residents' median income over the last five years, and a 71 percent increase in new business applications.

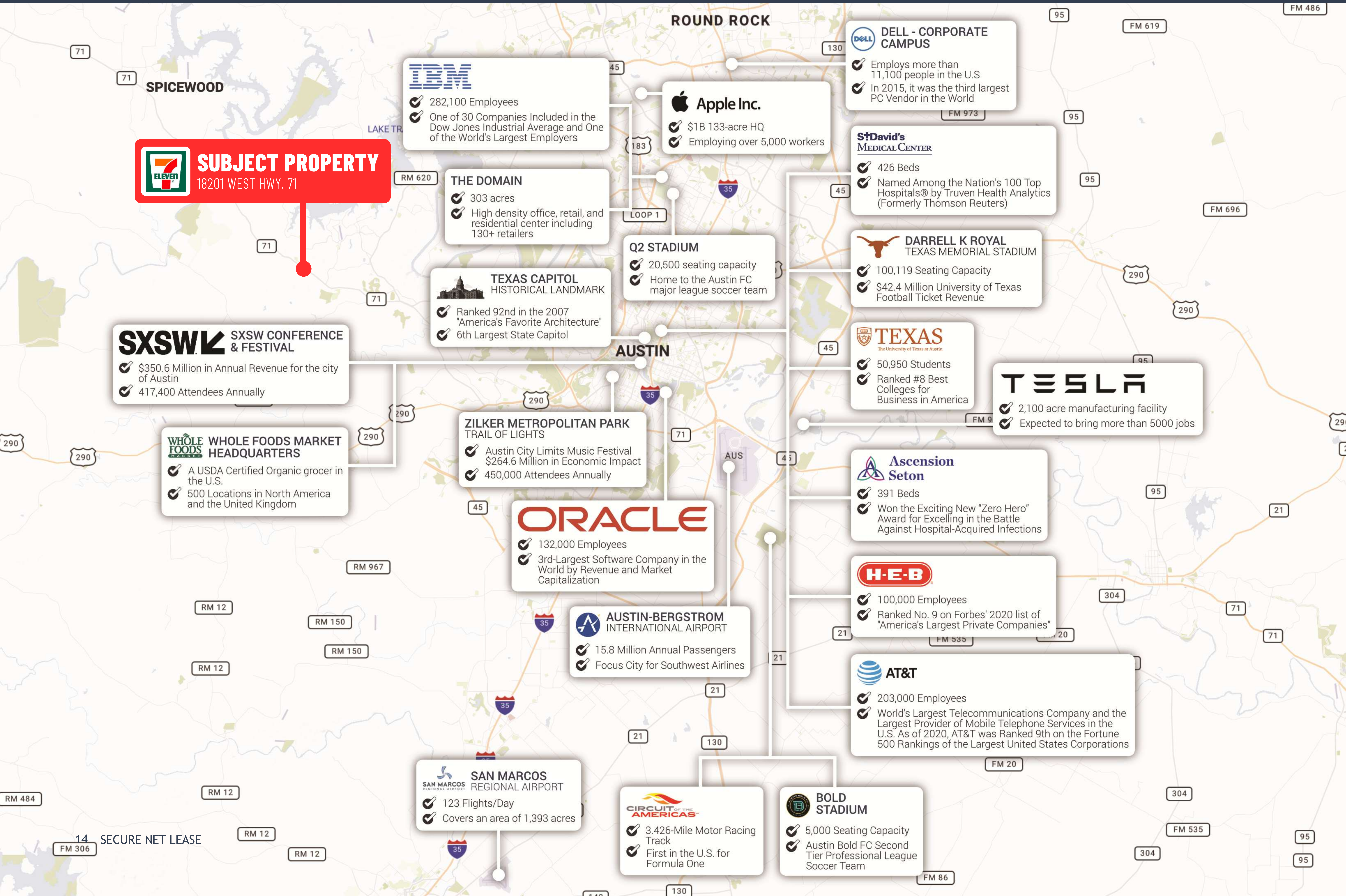
The report also adds that it's not just Austin's major tech companies that are leading this boom. The city's artistic and creative fields (like the local music and film industries) and its award-winning educational institutions also added a significant impact to the city's GDP in 2023. In a January 2025 report on the Austin metro's economy, Opportunity Austin found the regional GDP generated \$248 billion in 2023.

EXPLORE ARTICLE



# AUSTIN-ROUND ROCK-GEORGETOWN METROPOLITAN STATISTICAL AREA

7-ELEVEN SPICEWOOD, 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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CALL FOR ADDITIONAL INFORMATION

### Matt Scow

Executive Vice President  
(214) 915-8888

[mscow@securenetlease.com](mailto:mscow@securenetlease.com)

### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

# TEXAS DISCLAIMER

7-ELEVEN SPICEWOOD, 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.