



12475 Highway 188

Sinton, Texas



OFFERING MEMORANDUM



Contacts

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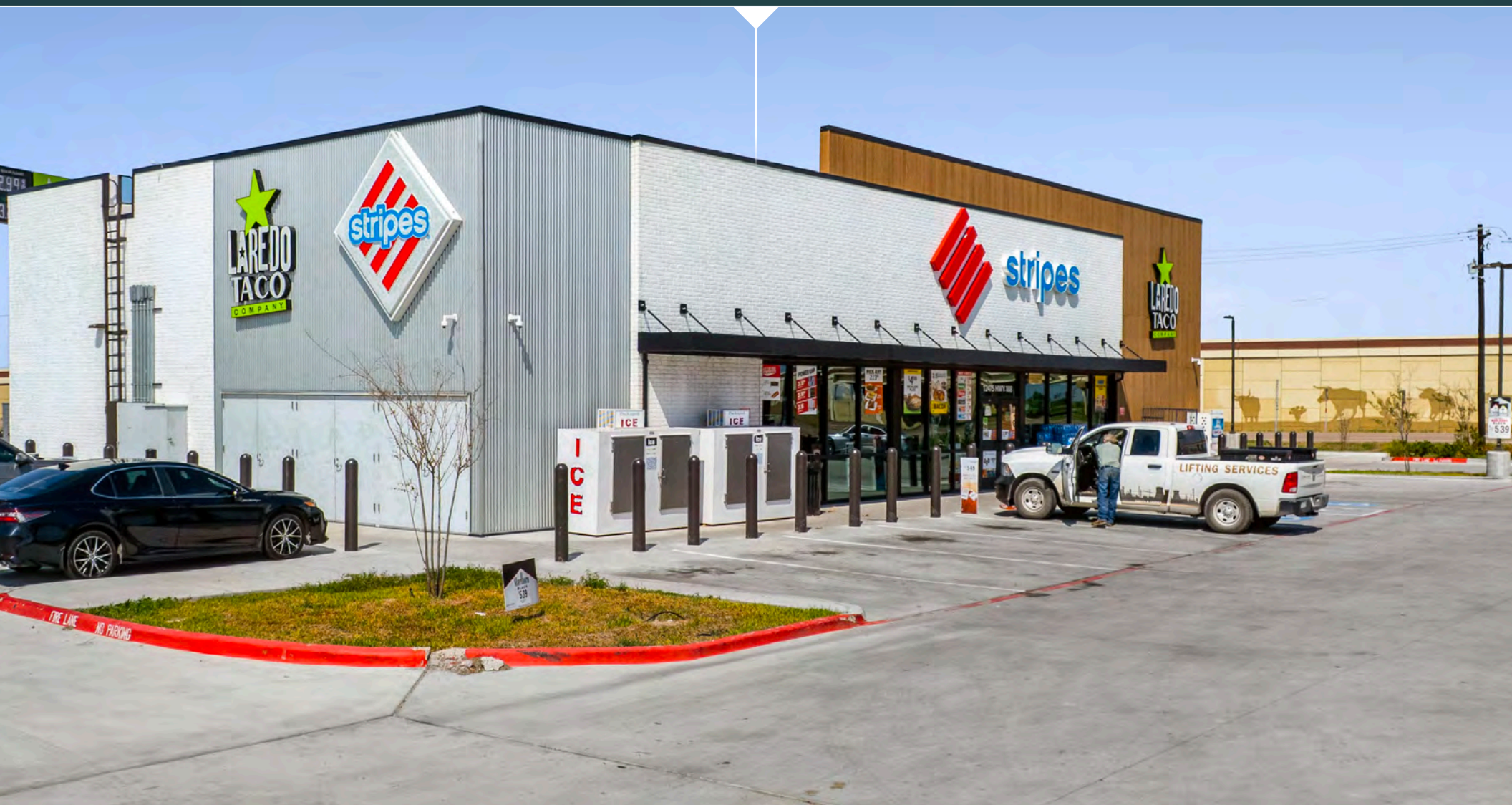
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SECTION 01


EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



Tenant	7-Eleven
Address	12475 Hwy 188 Sinton, TX
County	San Patricio
Guaranty	Corporate (7-Eleven, Inc.)
NOI	\$531,805
Rent Increases	7.50% Every 5 Years
Rent Commencement	2/28/2024
Rent Expiration	2/28/2039
Lease Type	Absolute NNN
Original Lease Term	15 Years
Lease Term Remaining	13+ Years
Options	Four (4), Five (5) Year Options
Right of First Refusal	Yes



\$10,130,000
ASKING PRICE



5.25%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$44,317	\$531,805	
6 - 10	\$47,641	\$571,690	7.50%
11 -15	\$51,214	\$614,567	7.50%
Extension Terms			
16 - 20	\$55,055	\$660,660	7.50%
21 -25	\$59,184	\$710,209	7.50%
26 - 30	\$63,623	\$763,475	7.50%
31 -35	\$68,395	\$820,735	7.50%



INVESTMENT HIGHLIGHTS

Qualifies for Bonus Depreciation

The property Qualifies for Bonus Depreciation (Consult Tax Accountant)

High-Growth Retailer

Continues to expand through acquisitions and new development in high-growth U.S. markets

Experienced & Established Brand

Operates over 84,000+ locations worldwide

Strong Financials

Corporate-backed lease with 2024 annual revenue of \$81+ billion (USD)

New Construction

New 2024 construction featuring a Laredo Taco

Long-Term Stability

13+ years remaining with 4 (Four) 5 (Five) year options to extend

Absolute NNN Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 7.5% increases every 5 years

Large Format Location

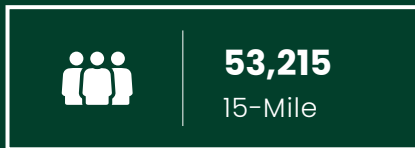
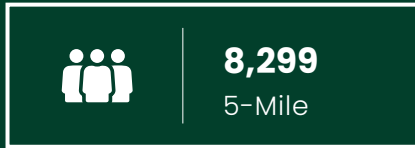
The property sits on 4.48 Acres and features 7 MPDS (14 Pumps) & 3 diesel lanes

- **Prime Location:** Situated just off Highway 89, a key corridor connecting Corpus Christi to San Antonio, offering high visibility and regional access
- **Strong Retail Corridor:** Surrounded by established tenants including Dairy Queen, Whataburger, H-E-B, Dollar General, O'Reilly Auto Parts, Subway, Valero, and more
- **Proximity to Corpus Christi:** Only 20 miles north of the 8th most populated city in Texas, capturing both local and regional traffic.
- **Growing Regional Economy:** Corpus Christi's industrial, petrochemical, and port sectors drive population and employment growth in Sinton and surrounding communities
- **Near Sinton H.S.:** The Property is adjacent to Sinton High School with a student enrollment exceeding 2,014 students

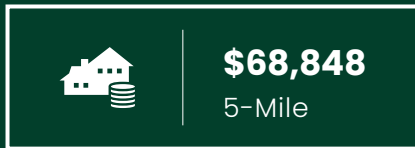


DEMOGRAPHICS

POPULATION (RADIUS)

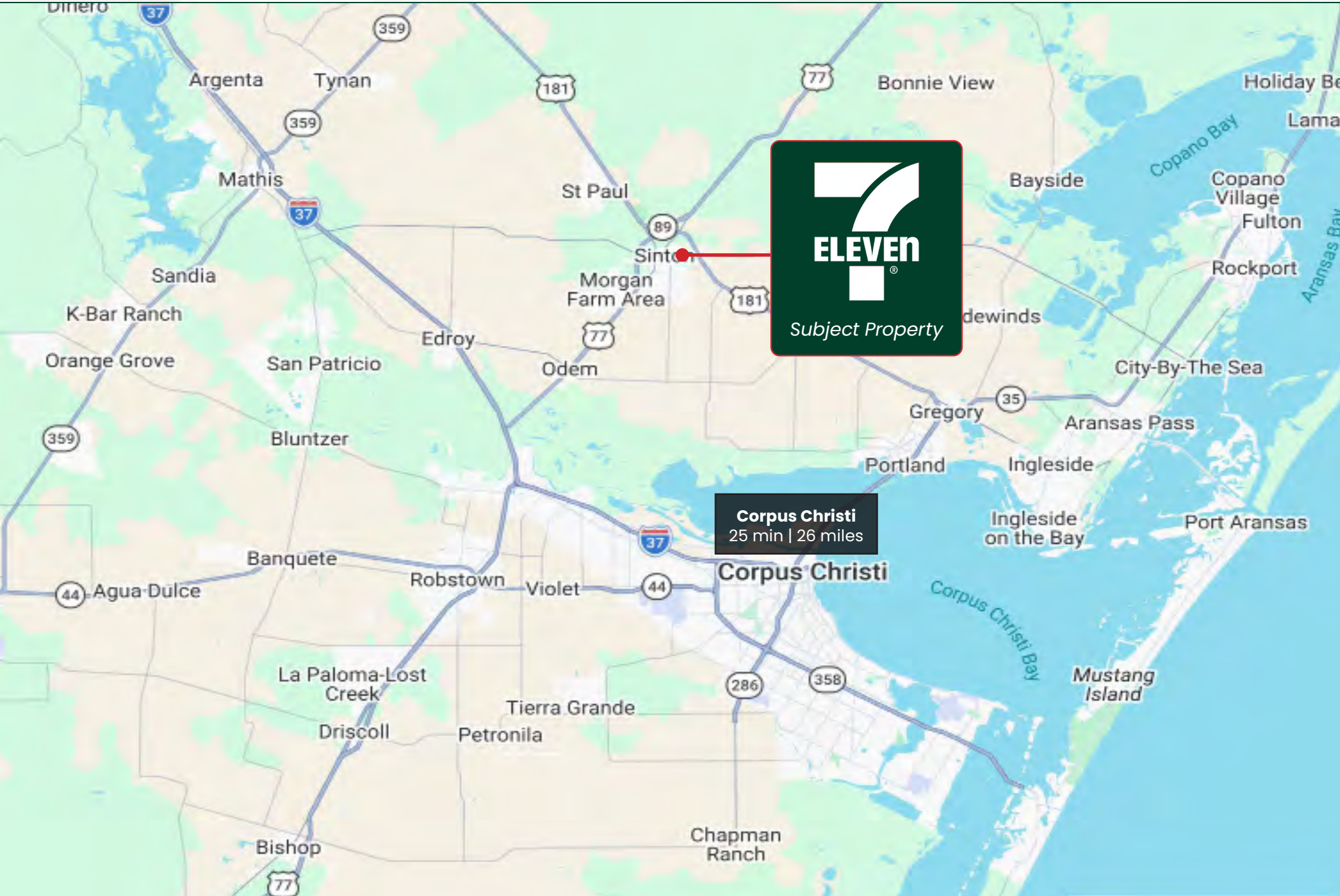


AVERAGE HOUSEHOLD INCOME



*2025 Estimates - Crexi

LOCATION MAP

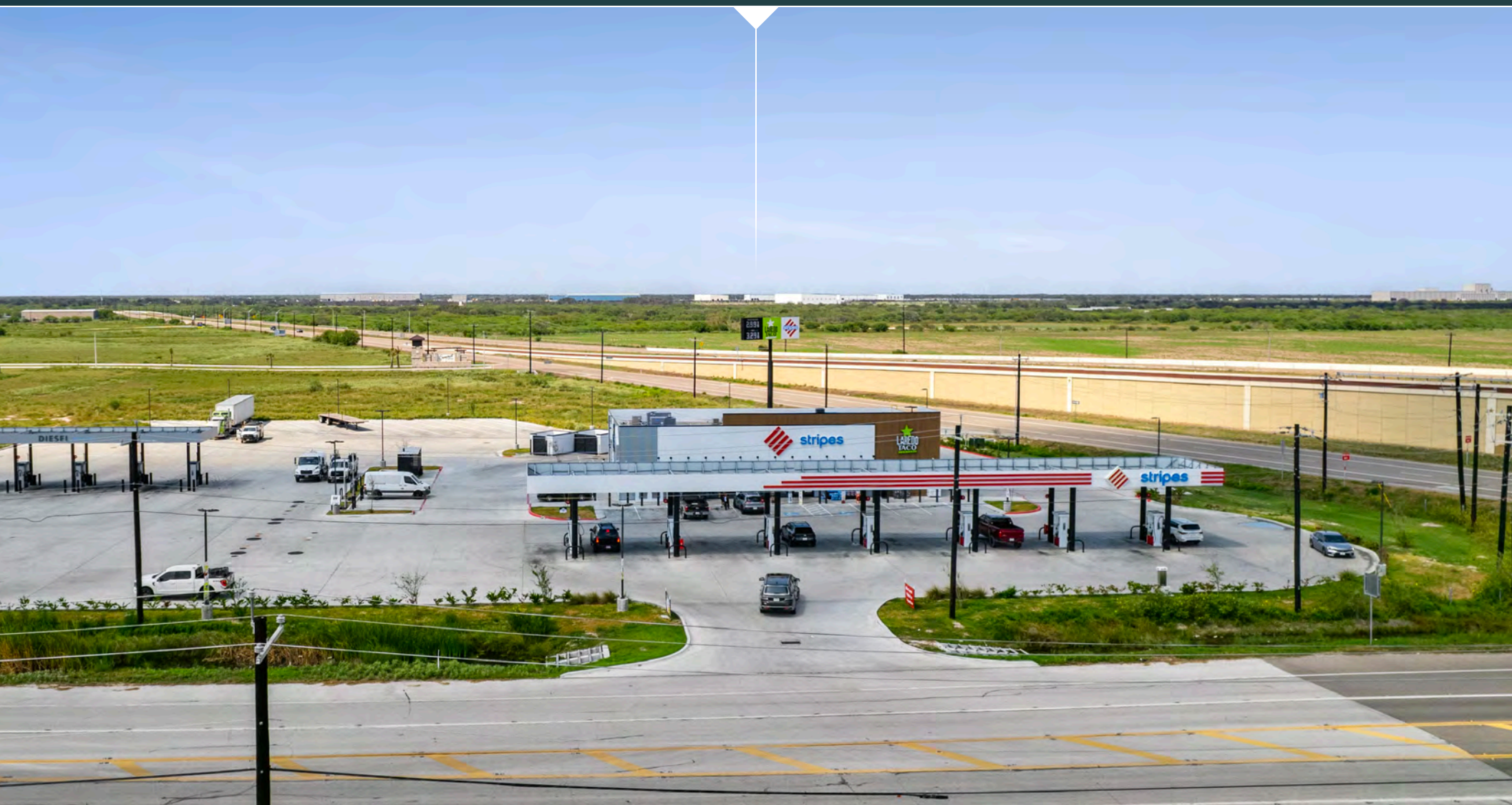


Subject Property

Corpus Christi
25 min | 26 miles

SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

4,650

Square Feet

4.48

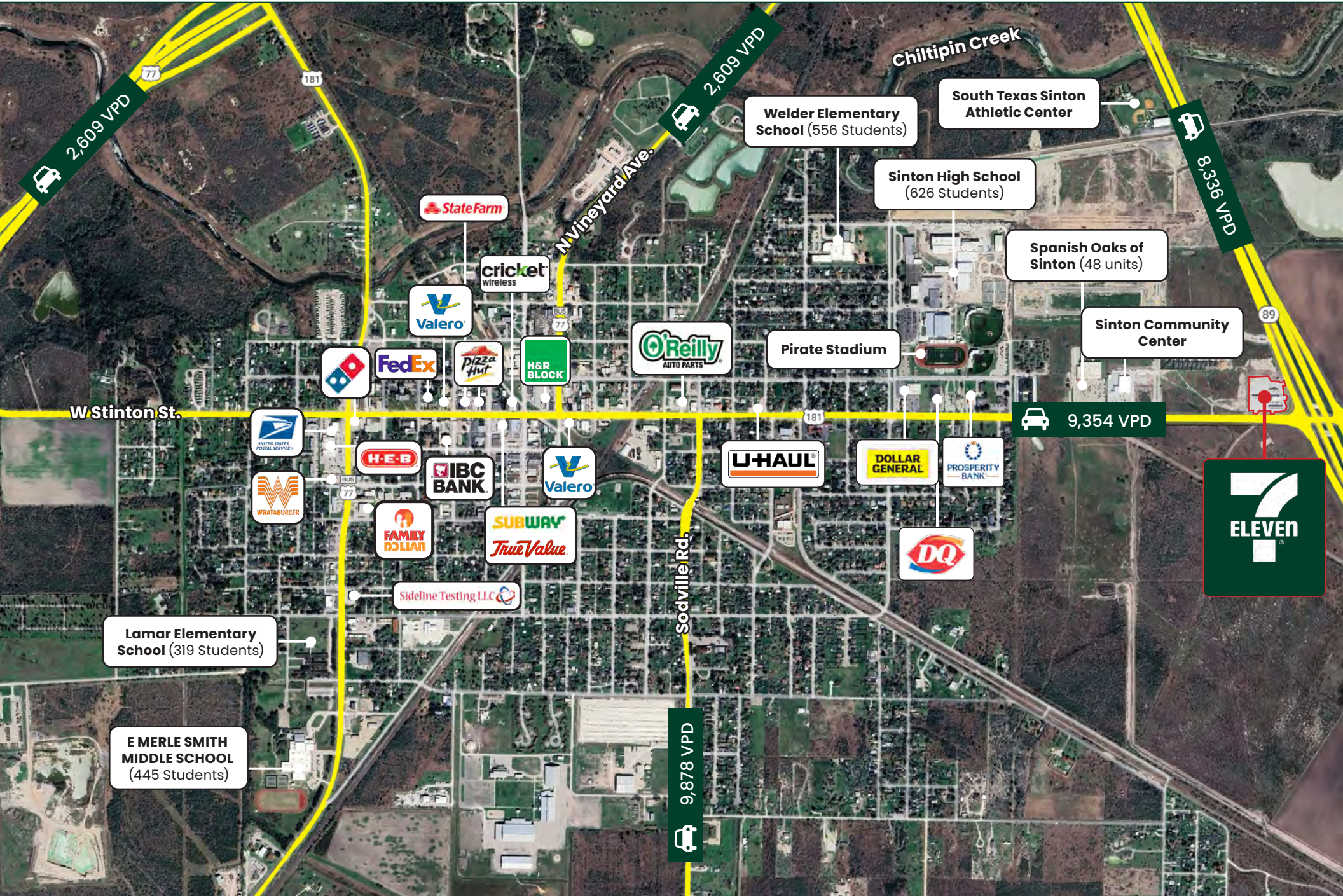
Acres

2024

Year Built



AERIAL



SECTION 03

TENANT PROFILE



TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX
Headquarters

135,000+
Employees

84,000+
Stores Nationally

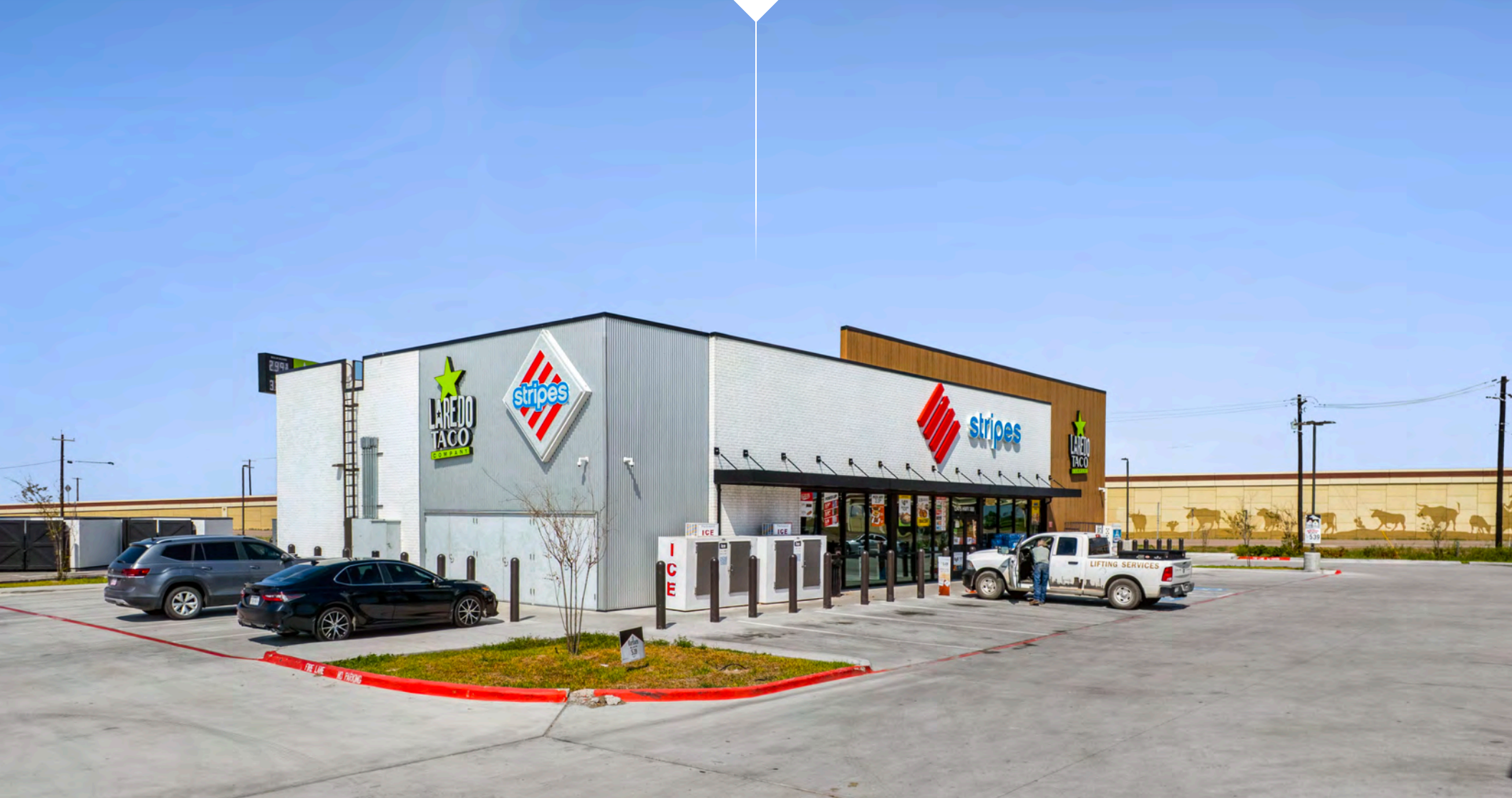
7-Eleven, Inc. is a leading global convenience retail chain originally founded in 1927 in Dallas, Texas, as Tote'm Stores by Southland Ice Company employee John Jefferson Green. The company rebranded as 7-Eleven in 1946 to reflect its extended operating hours of 7 a.m. to 11 p.m., which were considered groundbreaking at the time. Today, 7-Eleven has become synonymous with convenience retailing, operating, franchising, and licensing stores in 19 countries and regions. Through steady growth and strategic acquisitions—including the 2018 purchase of Stripes convenience stores in Texas and the 2021 acquisition of Speedway for \$21 billion—the company has expanded its U.S. footprint and strengthened its position in the fuel and convenience sector.

As of December 31, 2024, 7-Eleven oversees more than 84,000 stores worldwide, including over 13,000 locations across the United States, making it the largest convenience store chain globally. The company offers an extensive range of products, from fresh food and beverages to household items, fuel, and financial services. Its iconic products, such as the Slurpee® frozen drink and Big Gulp® fountain beverage, remain central to its brand identity, while newer initiatives focus on fresh, prepared foods and healthier snacking options to meet evolving consumer preferences. In fiscal year 2024, 7-Eleven reported revenues exceeding \$81+ billion, supported by a workforce of more than 50,000 U.S. employees and a broader network of franchisees worldwide.

In recent years, 7-Eleven has been redefining its role in the convenience sector by integrating digital technologies and delivery platforms. The company has expanded its 7NOW® delivery app, offering on-demand delivery of convenience products in over 2,000 U.S. cities, and introduced innovative store formats such as “Evolution Stores,” which feature expanded fresh food, self-serve coffee and beverage stations, and dining spaces. Sustainability has also become a focus, with commitments to renewable energy sourcing, reduced plastic usage, and expanded electric vehicle (EV) charging infrastructure across select locations.



MARKET OVERVIEW



MARKET OVERVIEW



Sinton Texas

Sinton, Texas is a welcoming and steadily growing community located in San Patricio County, just north of Corpus Christi. Often referred to as the “Gateway to the Gulf Coast,” Sinton offers the charm of small-town living while being only a short drive from the cultural, economic, and recreational opportunities of Corpus Christi. This proximity provides residents and businesses with the best of both worlds—easy access to a major metropolitan hub alongside the comfort and connection of a close-knit community. Sinton has experienced meaningful growth in recent years, driven in part by its strategic location along U.S. Highway 77 and its role within the expanding Corpus Christi metro area. The city benefits from strong ties to the region’s energy and industrial sectors, with large-scale projects such as steel and petrochemical facilities fueling local economic activity and creating jobs. At the same time,

Sinton maintains its small-town character, with friendly neighborhoods, quality schools, and community-focused amenities that appeal to families and professionals alike.

The city also serves as a gateway to outdoor recreation, with quick access to Gulf Coast beaches, fishing destinations, and wildlife areas. Its balance of industry, community, and natural beauty makes Sinton an attractive location for both residents and businesses seeking long-term growth. Positioned just minutes from Corpus Christi’s international port, airport, and medical centers, Sinton is well-situated to benefit from ongoing regional development while preserving its distinct identity as a proud South Texas community.





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