



1103 W MAIN ST LA PORTE, TX 77571

HOUSTON MSA

ACTUAL PROPERTY

EXCLUSIVELY LISTED BY

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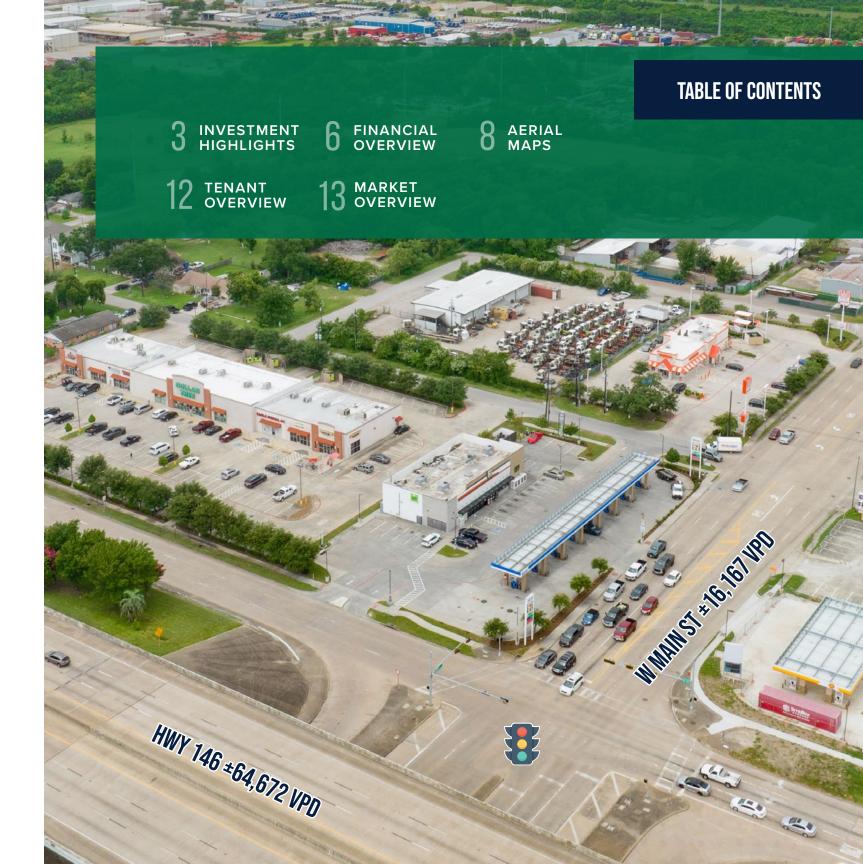
PATRICK GRAHAM

BROKER OF RECORD

License No. 9005919 (TX)

Michael Tamir, Kevin Puder, and Chad Kurz in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code









FUNDAMENTAL LOCATION, VISIBILITY & ACCESS

- Located at the hard corner 4-way signalized intersection along Texas State Highway 146 with outstanding visibility and ±80,839 vehicles per day (VPD)
- Brand-new 2020 construction featuring a modern 7-Eleven prototype with gas station, including a ±4,842 SF convenience store, and 16 fueling stations.
- Port of Houston (4 miles): The busiest U.S. port by foreign tonnage, supporting 56,000+ employees.
- La Porte High School, Junior High, and Elementary School (1 mile): Enrolls approximately 2,935 students, ensuring consistent local demand.
- Morgan's Landing (1 mile): A 642-home master-planned community driving residential growth.
- Bay Forest Golf Course (3 miles): A popular regional destination attracting both local and visiting golfers.
- LyondellBasell Bayport Polymers Plant (4 miles): A key industrial employer contributing to strong workforce demand.
- Excellent Access and Visibility: Excellent ingress/egress with strong corner positioning in the high-growth Houston MSA.

CORPORATE CREDIT W/ OPTIMAL LEASE STRUCTURE

- Corporate Guaranty by 7-Eleven, Inc. and a S&P "A" credit rating
- 15-Year Base Lease Term commenced August 1, 2020
- Absolute NNN Lease | Zero Landlord Responsibilities
- 10% Rental Increases Every Five (5) Years in Base Term and Option Periods
- Four, 5-Year Renewal Options
- Property featuring Laredo Taco Company, 7-Eleven's own authentic Mexican food chain: Jointed with the home of authentic, traditional Tex-Mex food Laredo Taco.
- Fee Simple Ownership eligible for bonus depreciation (consult CPA)





FAVORABLE DEMOGRAPHICS

- Household Income exceeds \$101,857 within a 3-mile radius
- Strong regional demand and proximity to industrial economic hubs like the Port of Houston and Houston Ship Channel
- Located within La Porte, a city with strong industrial employment and residential stability
- Part of the Houston MSA, one of the fastestgrowing regions in the U.S., gaining over 250 new residents daily



CATEGORY LEADING TENANT

- 7-Eleven ranks #1 amongst its competitors, with an 8.5% market share in the US and 35.5% of total industry revenue, according to IBIS World
- 7-Eleven operates more than 13,000 stores in the US and Canada & 85,800+ stores worldwide
- Reported revenue of \$87.60 Billion in 2024
- Ranked #261 on Forbes "World's Largest Companies" in 2024, with \$87.60 Billion in revenue and \$38.08 Billion market cap
- Parent Company, Seven & i Holdings Co., Ltd., actively investing to double U.S. store count by 2027, and grow to 100,000 stores in 30 countries and regions by 2030, according to Reuters

LEASE

OVERVIEW

TENANT SUMMARY				
Tenant	7-Eleven, Inc.			
Lease Guarantor	Corporate			
Building Area	±4,842 SF			
Land Area	±1.01 AC			
Year Built	2020			
Lease Type	Absolute NNN			
Original Lease Term	15 Years			
Lease Commencement Date	8/1/2020			
Lease Expiration Date	7/31/2035			
Term Remaining on Lease	±10 Years			
Increase(s)	10% Every 5 Years			
# of Options	Four, 5-Year Options			





\$6,513,629 LIST PRICE



\$351,736 NOI





10 YEARS LEASE TERM



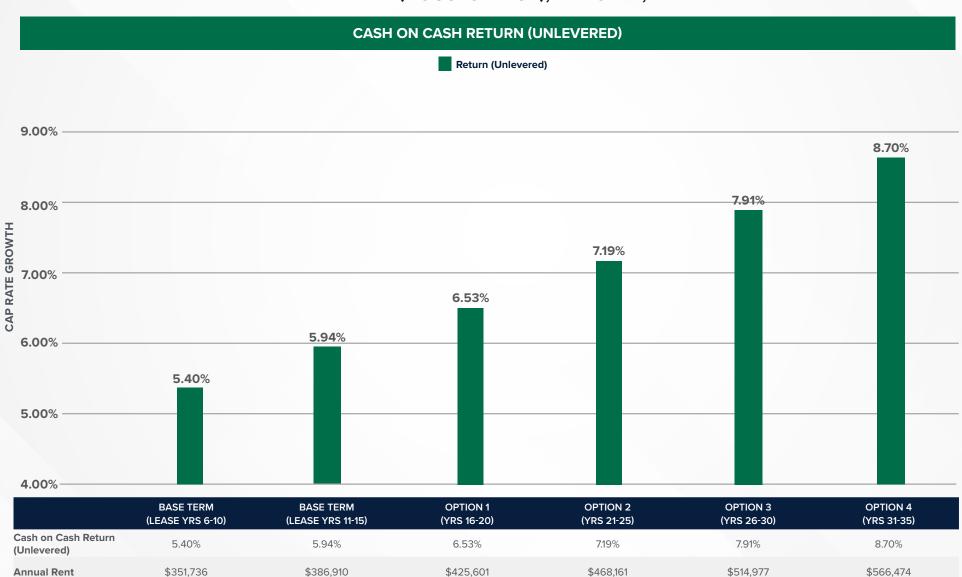
10% INCREASES

EVERY 5 YEARS IN BASE TERM & OPTIONS

ELEVEN



7-ELEVEN (HOUSTON MSA), LA PORTE, TX



LEASE ABSTRACT

TENANT: 7-Eleven, Inc., a Texas corporation

LEASE GUARANTOR: 7-Eleven, Inc., a Texas corporation

LEASE TYPE: Absolute NNN lease – tenant is responsible for all taxes, insurance,

maintenance, and repairs, including roof, structure, and parking lot

LEASE STRUCTURE: Fee Simple Building & Land – 15-Year Absolute NNN Lease

PARCEL SIZE: ±1.01 Acres

BUILDING SIZE: ±4,842 SF

RENT COMMENCEMENT: August 1st, 2020

LEASE EXPIRATION: July 1st, 2035

BASE LEASE TERM: 15 Years

RENT ESCALATIONS: 10% Every 5 Years (Base Term & Option Periods)

BASE RENT:

Years 1-5: \$319,759.92 annually / \$26,646.66 monthly Years 6-10: \$351,735.84 annually / \$29,311.32 monthly Years 11-15: \$386,909.52 annually / \$32,242.46 monthly

OPTIONS: Four, 5-Year Renewal Options

OPTION RENTS:

Years 16-20: \$425,600.40 annually / \$35,466.70 monthly Years 21-25: \$468,160.44 annually / \$39,013.37 monthly Years 26-30: \$514,976.52 annually / \$42,914.71 monthly Years 31-35: \$566,474.16 annually / \$47,206.18 monthly **REAL ESTATE TAXES:** Tenant responsible.

INSURANCE: Tenant responsible.

REPAIRS & MAINTENANCE: Tenant responsible for all maintenance, including roof and structure.

RIGHT OF FIRST REFUSAL: Tenant has thirty (30) days to exercise Right of First Refusal.

ESTOPPEL: Tenant shall, within thirty (30) days of request, execute an estoppel certificate.





OVERVIEW

(f) N

MAIN ST + 16 167 VPF



2020 YEAR BUILT



4,842 SF BUILDING AREA



1.01 AC

NEIGHBORING RETAILERS

Whataburger

Tico

Firehouse Subs

Dollar Tree

Hartz Chicken Buffet

Starbucks

Goodwill

Shipley Donuts

Taquerias Arandas

TitleMax Title Loans

















7-Eleven operates over 13,000 stores across the United States, making it one of the most recognized convenience store chains in the country. Its locations are spread throughout urban centers, suburban neighborhoods, and along highways, providing easy access to customers in nearly every state. From major cities like New York and Los Angeles to smaller communities, 7-Eleven stores are positioned to serve people on the go. The company continues to expand its reach through franchising and new store openings in both established and emerging markets.

As a business, 7-Eleven offers a variety of products and services focused on convenience. Customers can find snacks, beverages, coffee, hot foods, and household essentials at any time of day, as many stores operate 24/7. The chain is known for popular items like the Slurpee and Big Gulp, as well as fresh food options such as sandwiches and pizza. Additionally, many stores offer services like bill payment, money transfers, and ATMs, making 7-Eleven a convenient stop for everyday needs. Its commitment to quick service and product variety has helped it remain a leader in the convenience store industry for decades.



IRVING, TX
HEADQUARTERS



1927 YEAR FOUNDED



85,800+ NUMBER OF LOCATIONS



\$87.6 BILLION

OVERVIEW

LA PORTE, TEXAS

La Porte, Texas, is a coastal city in Harris County situated along Galveston Bay. Founded in 1892, it began as a resort destination and has since developed into a community with both residential neighborhoods and a strong industrial presence. The city is historically significant as the site of the San Jacinto Battleground, where Texas secured its independence from Mexico in 1836. Today, La Porte is closely tied to the shipping and petrochemical industries due to its location near the Houston Ship Channel and Port of Houston. LaPorte supports 56,000 jobs, driving demand for convenience retail like 7-Eleven. Despite ongoing industrial activity, La Porte maintains a quiet, small-town atmosphere, with public parks, access to the waterfront, and a walkable historic downtown that reflects its early 20th-century roots. The city's blend of history, industry, and coastal living gives it a distinct character within the Houston metropolitan area.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate	4,141	23,638	51,947
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Estimate	1,572	8,566	18,313
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$77,451	\$101,857	\$101,454

ECONOMY

La Porte, Texas, plays an important role in the broader economy of Harris County, one of the most economically significant counties in the United States. As a coastal city situated along Galveston Bay and the Houston Ship Channel, La Porte is strategically positioned within a major industrial corridor that drives much of the county's economic activity. Its economy is deeply tied to the petrochemical, maritime, and logistics sectors. Numerous refineries, chemical plants, and support industries operate in and around La Porte, contributing to both local employment and national energy production. The Port of Houston, which extends into La Porte through the Barbours Cut and Bayport container terminals, is one of the busiest ports in the country and a central hub for international trade. This has led to a strong demand for transportation, warehousing, and skilled labor in the area. Harris County, which includes the city of Houston, supports a highly diversified economy anchored by energy, healthcare, manufacturing, aerospace, and professional services. It is the most populous county in Texas and among the top in the U.S. by GDP, offering a large labor pool and infrastructure that benefit surrounding communities like La Porte. The combination of industrial access, transportation networks, and proximity to one of the nation's largest metropolitan areas ensures that La Porte remains a vital economic contributor within Harris County's larger regional framework.

MAJOR HARRIS COUNTY EMPLOYERS



HOUSTON, TX - MSA

Houston, Texas is a vibrant and diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

SHARE OF METRO POPULATION GAINS OVER TIME (%) Natural Increase Inmigration 60.3 64.5 63.4 52.9 36.2 28.9 42.1 48.7 54.8 67.8 39.7 35.5 36.6 47.1 63.8 71.1 57.9 51.3 45.2 32.2

Source: Partnership calculations based in U.S. Census Bureau data

#1 RELOCATION DESTINATION IN US

- HOUSTON CHRONICLE (2024)

#2 FASTEST GROWING U.S. METRO
- U.S. CENSUS BUREAU (2023)

AVERAGING 250 / DAY, 1 PERSON / 5 MINUTES

5TH LARGEST MSA CURRENTLY

BY 2100, HOUSTON IS EXPECTED TO BE THE 2ND LARGEST MSA IN THE COUNTRY WITH OVER 31MM PEOPLE

2.25X LARGER THAN TAMPA

3X LARGER THAN AUSTIN

3.5X LARGER THAN NASHVILLE

9X LARGER THAN BOISE

GDP WOULD BE THE 23RD LARGEST IN THE WORLD

3.58% HARRIS COUNTY GROWTH RATE

PROJECTED IN 5 YEARS IN A 3 MILE RADIUS

HOUSTON ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience. Houston is home to the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

#3 IN BEST PLACES TO LIVE IN TEXAS

- U.S. NEWS AND WORLD REPORT 2022-2023



MAJOR EMPLOYERS	# OF EMPLOYEES
Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700



ATTRACTIONS

DOWNTOWN HOUSTON

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District. Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings.

THE GALLERIA

As the largest mall in Texas, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With more than 26 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice-skating rink, the mall holds 375 stores, 30 restaurants, and 2 hotels. It is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue, and Macy's.

SPACE CENTER HOUSTON

Space Center Houston is the official visitor center of the Lyndon B. Johnson Space Center—the National Aeronautics and Space Administration's (NASA) center for human spaceflight activities. Along with the Northrop Grumman Theater and special tours the center is also home to many space artifacts including the Apollo 17 command module, the Saturn V, and more.







CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1103 W Main St, La Porte, TX 77571 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services". The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained he

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services" is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services", the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services[™] expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

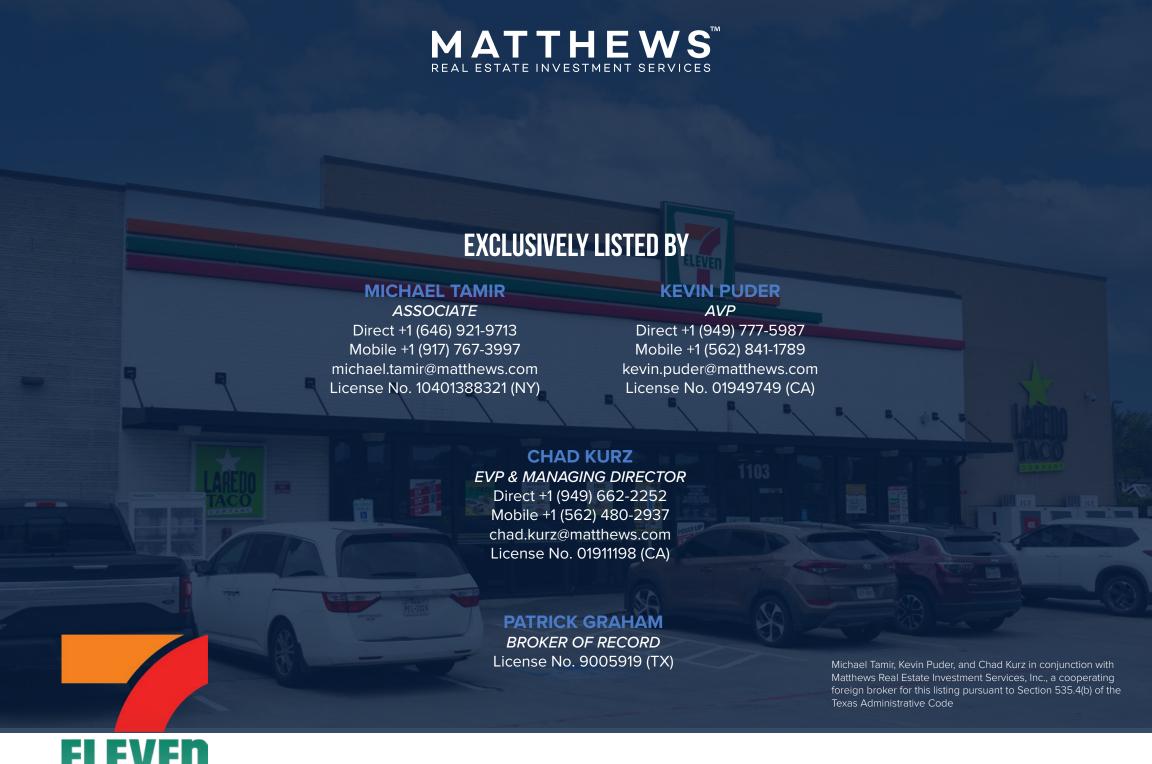
If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services[®] or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.









Information About Brokerage Services

11-2-2015

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

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	nant/Seller/Landid	ord Initials Date	