

7-Eleven®

Georgetown, Texas (Austin MSA)



**Qualifies for
100% Bonus
Depreciation**

CORPORATE 7-ELEVEN IN AUSTIN MSA | ABSOLUTE NNN LEASE | 10% RENT INCREASES | 1 MILE AHHI OF \$167K

- » **Corporate Backed Long-Term Lease | 7-Eleven, Inc.**
The property is leased directly to 7-Eleven, Inc., providing investors with the security of a nationally recognized corporate tenant and a long-term lease commitment.
- » **Investment Grade Credit | S&P: A-**
7-Eleven carries an investment-grade issuer credit rating, underscoring the tenant's strong credit profile and financial strength.
- » **Rare 10% Rent Increases Every Five Years**
The lease features 10% rent increases every five years throughout the primary term and renewal options.
- » **Absolute NNN Lease | Zero Landlord Responsibilities**
The tenant is responsible for all taxes, insurance, maintenance, repairs, capital expenditures and operating expenses.
- » **Strategic TX-29 Location | Immediate I-35 Access**
Positioned along TX-29/University Avenue, Georgetown's primary east-west corridor, the property benefits from excellent visibility and approximately **32,992 vehicles per day**. Nearby Interstate 35 carries approximately **110,000 vehicles per day** and provides convenient connectivity throughout Georgetown and the greater Austin metropolitan area.
- » **Located in One of the Austin MSA's Fastest-Growing Communities**
Approximately 30 miles north of downtown Austin, Georgetown is one of the region's fastest-growing communities. Its population has increased nearly 50% since 2020 and surpassed 100,000 residents in 2025, driven by continued residential development, business investment and employment growth.
- » **Affluent and Expanding Demographics**
More than 108,000 residents live within five miles of the property, with an average household income exceeding \$155,000. The surrounding population is projected to reach approximately 126,000 by 2031, supporting continued demand for convenience retail and daily-needs services.
- » **Global Convenience-Retail Leader**
With approximately 86,000 locations across 19 countries and regions—including more than 13,000 stores throughout the United States and Canada—7-Eleven is the world's largest convenience-store operator.



\$6,795,259

PRICE

9.5 YEARS

REMAINING LEASE TERM

10% EVERY 5 YEARS

RENT INCREASES

ABSOLUTE NNN

LEASE TYPE

+4,214 SF

BUILDING AREA

1.65 AC

LAND AREA

2020

YEAR BUILT



INFORMATION REQUEST

National Net Lease Group

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CUSHMAN & WAKEFIELD