



# 12475 Highway 188

## Sinton, Texas



OFFERING MEMORANDUM



## Contacts

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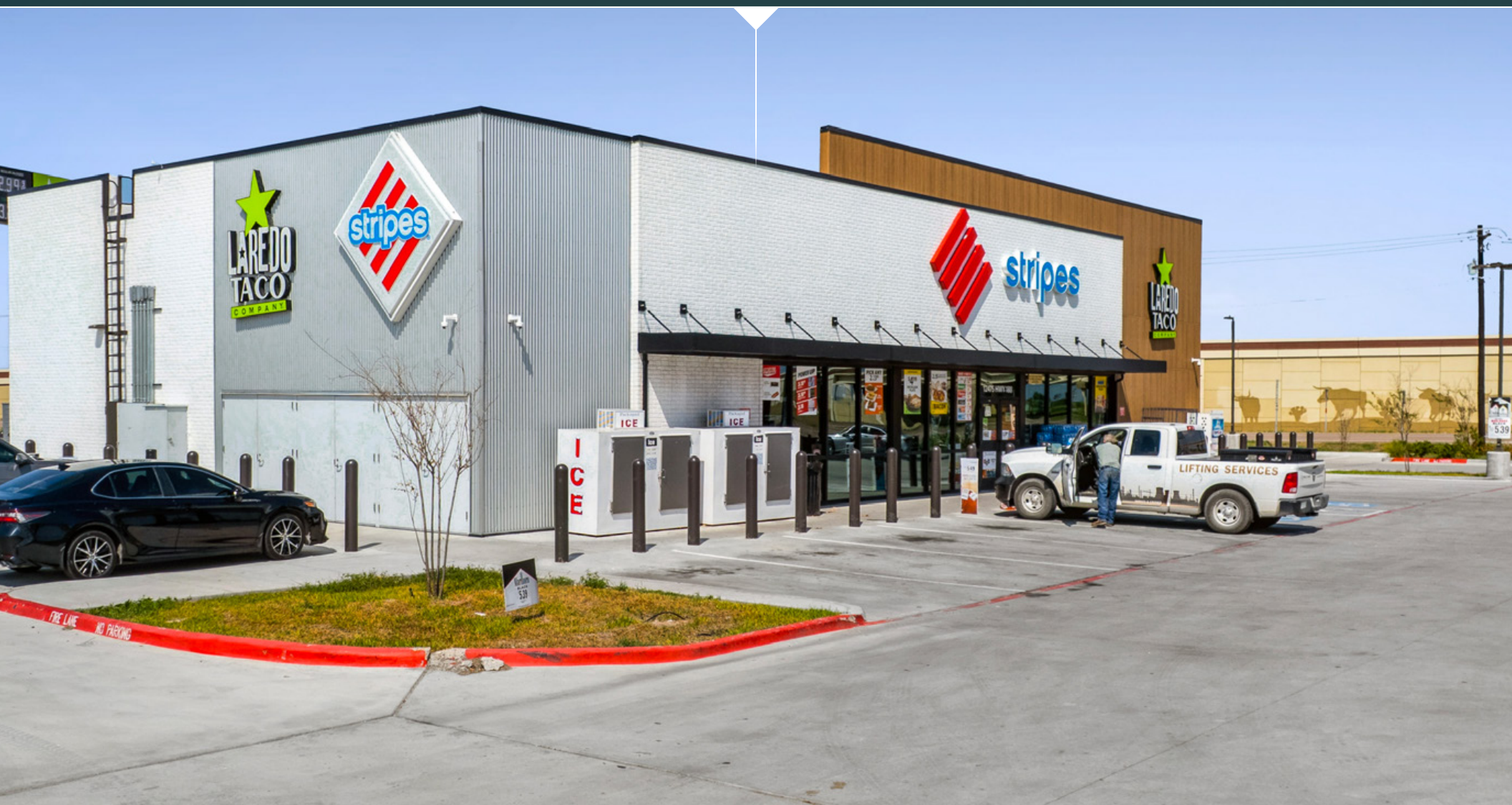
**TX#:** 672771





## SECTION 01

# EXECUTIVE SUMMARY



# THE OFFERING

**Stonecliff & Newquest are pleased to present the fee-simple interest in a new, single-tenant 7-Eleven located at 12475 Highway 188 in Sinton, Texas.** This premier convenience retail investment offers long-term stability backed by a credit-rated, globally recognized brand, with zero landlord responsibilities and scheduled rent escalations providing predictable income growth. The lease is an absolute NNN with a corporate guaranty from 7-Eleven, Inc., generating a NOI of \$531,805 with 7.5% rent increases every five years. The original lease term commenced on February 28, 2024 for 15 years, leaving 14+ years remaining, and includes four (4), five-year renewal options. Strategically positioned just off Highway 89, one of the primary corridors connecting Corpus Christi to San Antonio, the property benefits from excellent visibility and accessibility. It sits within a dense retail corridor anchored by Dairy Queen, Whataburger, H-E-B, Dollar General, O'Reilly Auto Parts, Subway, Valero, and more, ensuring consistent consumer traffic and cross-shopping synergy. Sinton, Texas serves as a regional hub of San Patricio County and is strategically located only 20 miles north of Corpus Christi, the 8th most populated city in Texas, providing direct connectivity to a major metropolitan market.





# INVESTMENT OVERVIEW



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



**\$9,940,280**  
ASKING PRICE



**5.35%**  
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)



**8,299**

5-Mile



**18,625**

10-Mile



**53,215**

15-Mile

## AVERAGE HOUSEHOLD INCOME



**\$68,848**

5-Mile



**\$78,107**

10-Mile



**\$89,805**

15-Mile

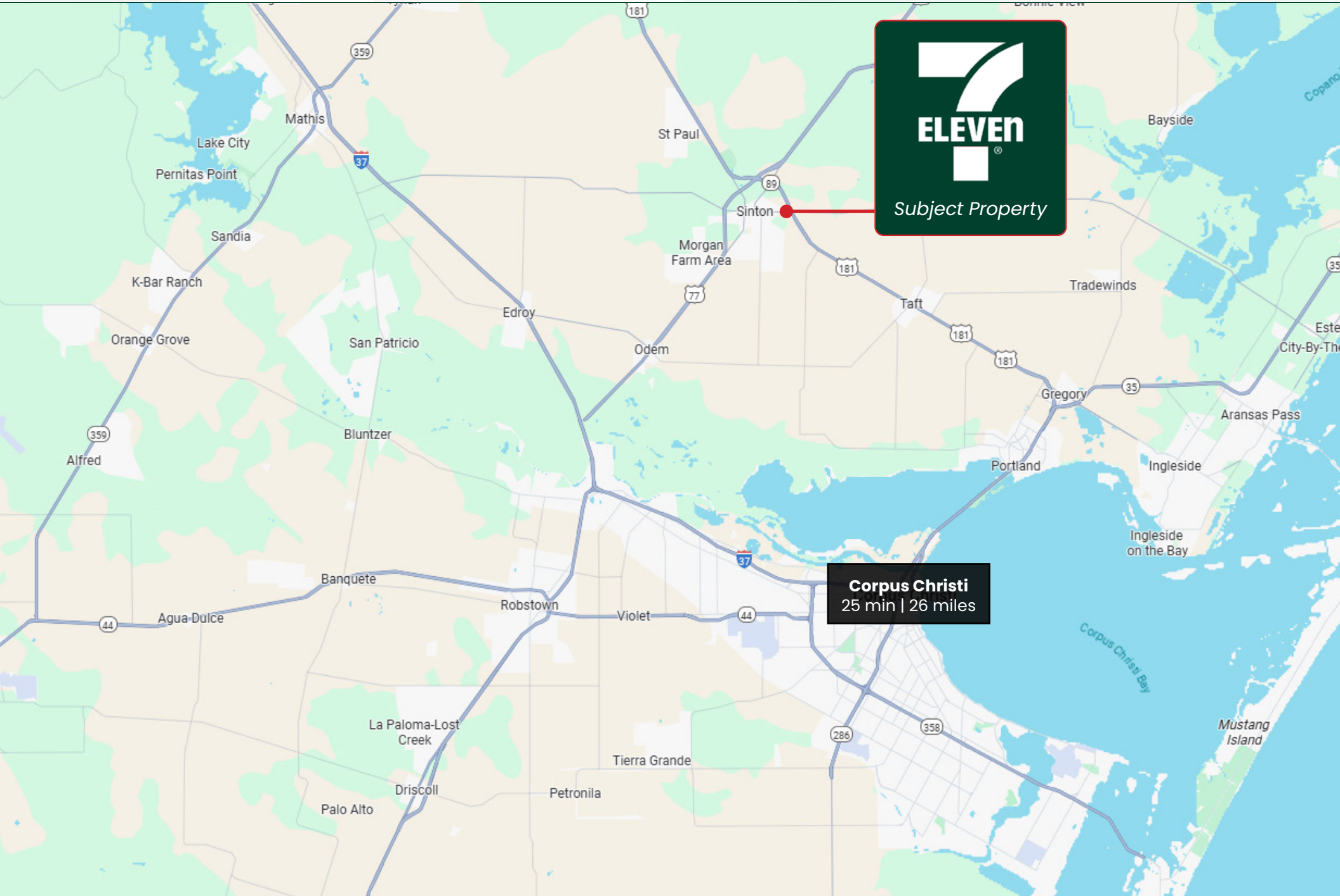
*\*2025 Estimates - Crexi*



Subject Property



# LOCATION MAP





## 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.



SECTION 04

# 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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