



ACTUAL PHOTO

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Absolute NNN Fee Simple 7-Eleven located at 2400 S. McColl Road in McAllen, Texas. Built in 2022, the property features a 4,650-square-foot freestanding convenience store situated on a large 1.79-acre parcel.

Strategically located at the hard-corner, signalized intersection of S. McColl Road and E. Yuma Avenue, the site benefits from exceptional visibility and convenient access. The property is surrounded by key regional drivers, including McAllen International Airport, La Plaza Mall—South Texas' premier shopping destination with more than 184 retailers—and South Texas Health System, a 441-bed medical facility. The immediate area is supported by a dense residential population, with nearby apartment communities such as Stonewood Domit Apartments, Mosaic Lofts, Avanti Legacy, Villa Regale, and Mirabella Apartments generating steady daily foot traffic. Additionally, South Texas College (26,000+ enrolled students) and Rio Grande Valley College further enhance the area's daytime population and demand for essential retail.

McAllen is the most populous city in Hidalgo County and a core part of the Reynosa-McAllen-Edinburg-Mission Metropolitan Area, which has a population exceeding 1.5 million. Consistently recognized by Forbes and Brookings as one of the "Top Recession-Proof Cities in the Country," McAllen benefits from a diverse and resilient economy fueled by cross-border commerce, healthcare, higher education, and retail.

7-Eleven, Inc. signed a new 15-year lease commencing in August 2023, leaving approximately 13 years of remaining term. The lease features 7.5% rental increases every five years and includes five additional five-year renewal options. It is backed by a corporate guarantee from 7-Eleven, Inc., offering investors a passive, long-term income stream with no landlord responsibilities.

Headquartered in Irving, Texas, 7-Eleven, Inc. is the leading global convenience store brand, with more than 13,000 locations across the United States and Canada. The company is owned by Seven & I Holdings, a multinational retail conglomerate based in Japan that also oversees brands such as Speedway, Stripes, Laredo Taco Company, and Raise the Roost.

INVESTMENT HIGHLIGHTS

- 7-Eleven Corporate Guarantee | 68,000+ Locations and S&P Credit Rating: AA-
- Absolute NNN Lease | Zero Landlord Responsibilities
- Newer Construction | Built in 2022
- Attractive Rent Growth | 7.5% Increases Every 5 Years
- McAllen, TX | Part of a 1.5M+ Population Metro | Ranked Top Recession-Resilient Market
- Proximity to Key Drivers | McAllen International Airport, La Plaza Mall, South Texas Health System
- AHFI Exceeds \$100,000 in 1-Mile
- Dense Residential Surroundings | Numerous Apartment Communities Nearby
- Strong Educational Base | Near South Texas College (26,000+ Students)
- Fee Simple Ownership | Allows for Depreciation
- Top 10% on Placer.ai for all 7-Eleven Locations Nationwide
- 7-Eleven with Laredo Taco Concept | Increased Foot Traffic and Elevated Performance

THE OFFERING

7 ELEVEN
 2400 S McColl Road
 McAllen, Texas 78503



PROPERTY DETAILS

Lot Size	77,972 SF (1.79 Acres)
Rentable Square Feet	4,650 SF
Price/SF	\$1,233.56
Year Built	2022

FINANCIAL OVERVIEW

List Price	\$5,736,060
Down Payment	100% / \$5,736,060
Cap Rate	5.00%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
8/11/2023 - 08/31/2028 (Current)	\$23,900	\$286,803
09/01/2028 - 08/31/2033	\$25,693	\$308,313
09/01/2033 - 08/31/2038	\$27,620	\$331,437
09/01/2038 - 08/31/2043 (Option 1)	\$29,691	\$356,294
09/01/2043 - 08/31/2048 (Option 2)	\$31,918	\$383,017
09/01/2048 - 08/31/2053 (Option 3)	\$34,312	\$411,743
09/01/2053 - 08/31/2058 (Option 4)	\$36,885	\$442,624
09/01/2058 - 08/31/2063 (Option 5)	\$39,652	\$475,820
Base Rent (\$61.68 / SF)		\$286,803
Net Operating Income		\$286,803.00

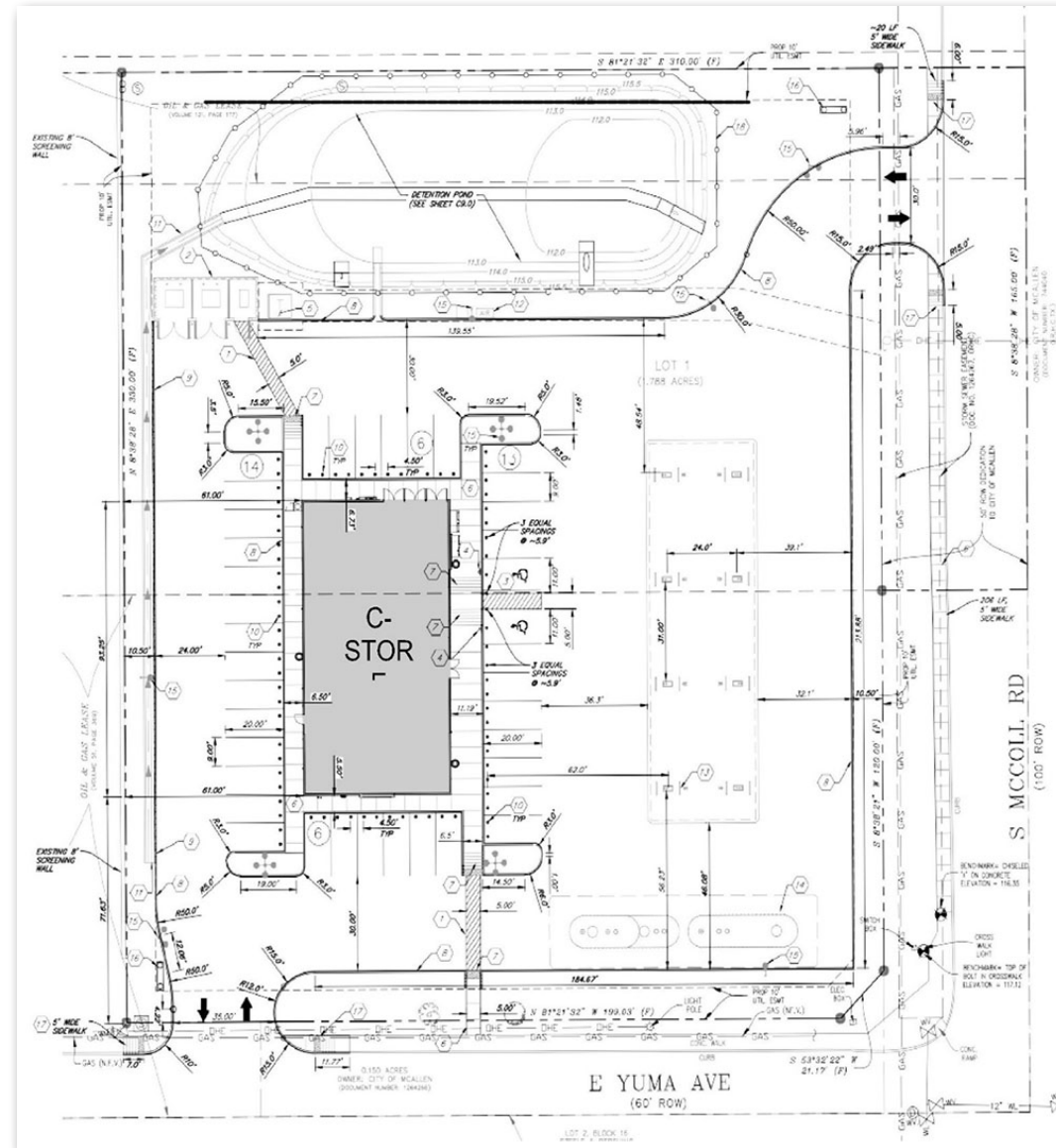
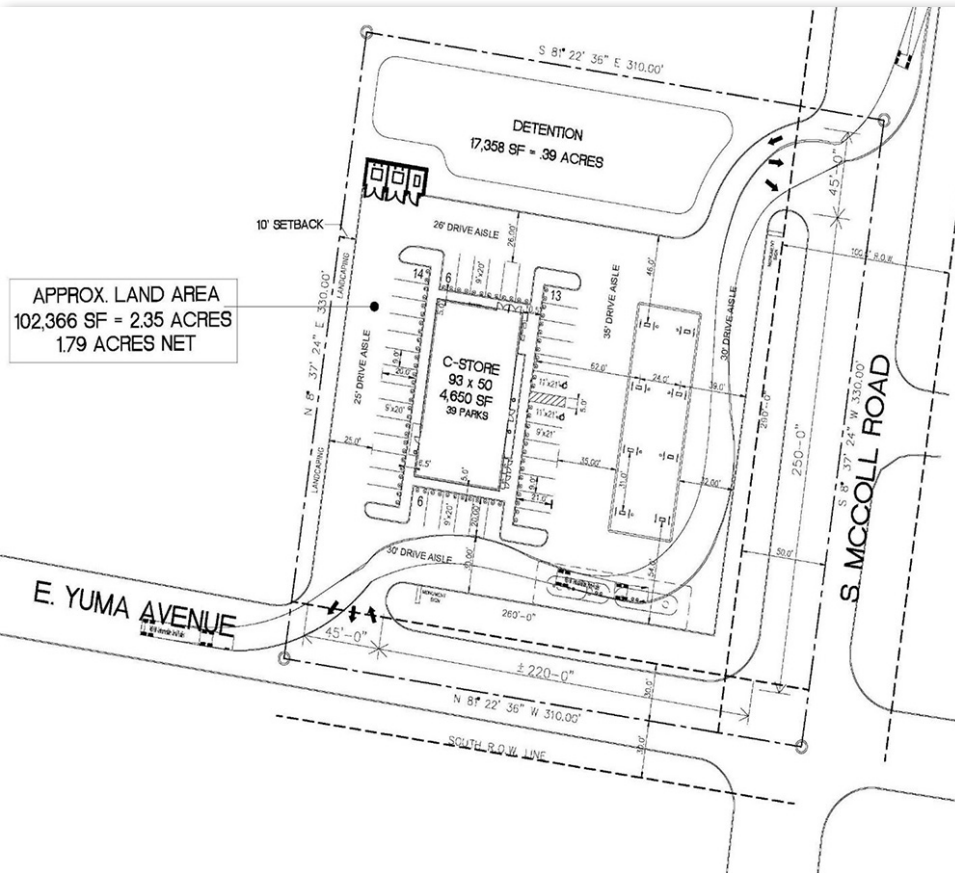
TOTAL ANNUAL RETURN CAP 5.00% \$286,803

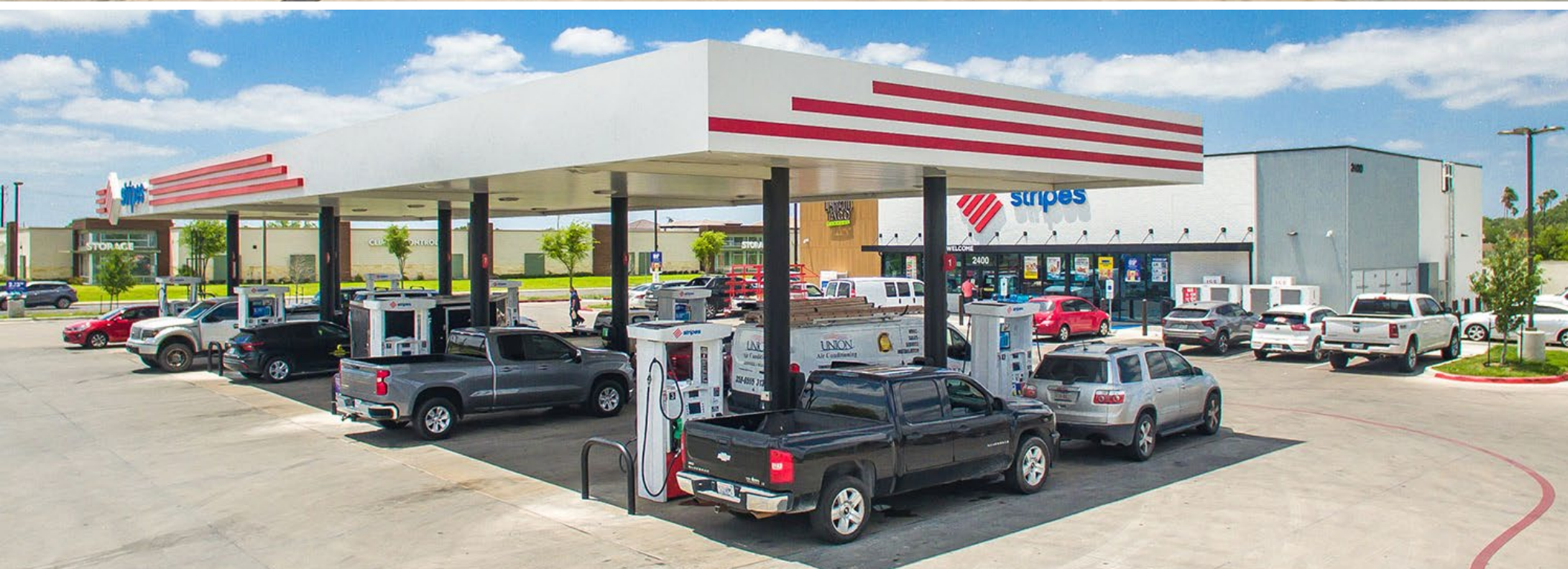
LEASE ABSTRACT

Tenant Trade Name	7 Eleven
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	15 Years
Lease Commencement Date	08/11/2023
Rent Commencement Date	08/11/2023
Expiration Date of Base Term	08/31/2038
Increases	7.5% Every 5 Years
Options	Five 5-Year Options
Term Remaining on Lease	13 Years
Landlord Responsibility	None
Tenant Responsibility	All
Property Type	Net Leased Auto Service - Gas/Conv
Right of First Refusal	Yes











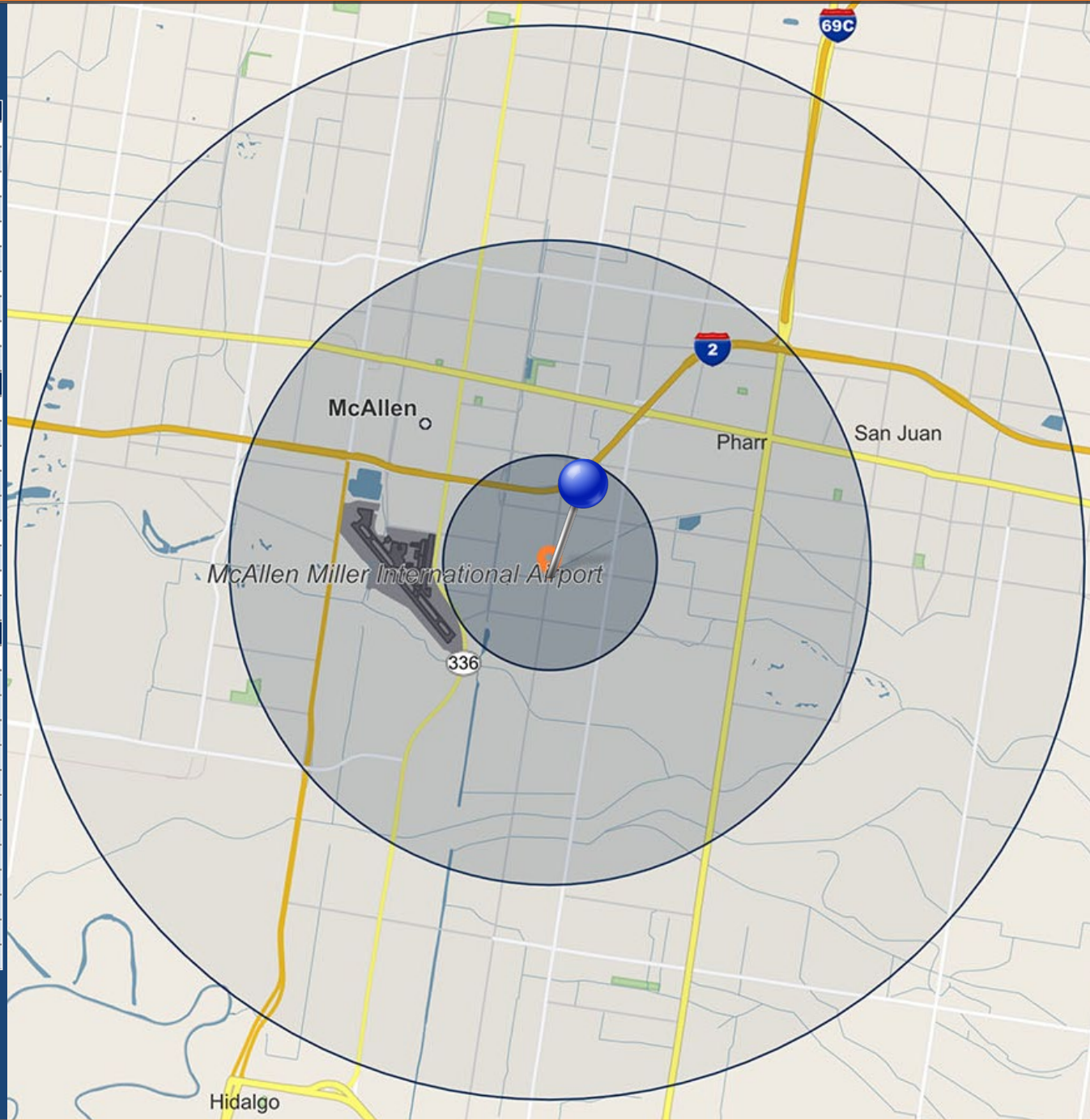
ABOUT 7-ELEVEN®

7-Eleven, Incorporated is the world's largest convenience store chain operating, franchising and licensing more than 60,000 stores in 18 countries, of which nearly 10,500 are in North America. The company has more outlets than any other retailer or food service provider. 7-Eleven was founded in 1927 in Dallas, Texas. The company pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to customers. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering customers 24-hour convenience, seven days a week.

Name	7-Eleven
Tenant	7-Eleven Incorporated
Number of Locations	60,000+
Rating Agency	Standard & Poor's
Credit Rating	AA-
Rank	#1 CSP Daily News, #7 Franchise 500
HQ	Irving, Texas



POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	9,109	75,121	219,319
2024 Estimate			
Total Population	8,915	72,630	212,890
2020 Census			
Total Population	8,884	69,346	205,178
2010 Census			
Total Population	5,969	64,994	192,616
Daytime Population			
2024 Estimate	19,093	117,521	265,079
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	3,427	26,194	72,923
2024 Estimate			
Total Households	3,358	25,071	70,171
Average (Mean) Household Size	2.6	2.9	3.0
2020 Census			
Total Households	3,262	23,530	66,395
2010 Census			
Total Households	2,250	20,557	57,886
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	12.9%	4.2%	4.4%
\$150,000-\$199,999	5.5%	3.0%	4.1%
\$100,000-\$149,999	11.4%	8.6%	11.1%
\$75,000-\$99,999	12.9%	11.6%	11.6%
\$50,000-\$74,999	17.1%	16.2%	18.4%
\$35,000-\$49,999	12.7%	12.1%	12.2%
\$25,000-\$34,999	10.3%	11.8%	11.0%
\$15,000-\$24,999	8.9%	13.5%	12.3%
Under \$15,000	8.2%	18.9%	14.8%
Average Household Income	\$101,995	\$62,892	\$68,479
Median Household Income	\$58,113	\$37,804	\$42,934
Per Capita Income	\$37,204	\$21,846	\$22,849



GEOGRAPHY: 5 MILE



POPULATION

In 2024, the population in your selected geography is 212,890. The population has changed by 10.53 percent since 2010. It is estimated that the population in your area will be 219,319 five years from now, which represents a change of 3.0 percent from the current year. The current population is 51.2 percent male and 48.8 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,715 people per square mile.



HOUSEHOLDS

There are currently 70,171 households in your selected geography. The number of households has changed by 21.22 percent since 2010. It is estimated that the number of households in your area will be 72,923 five years from now, which represents a change of 3.9 percent from the current year. The average household size in your area is 3.0 people.



INCOME

In 2024, the median household income for your selected geography is \$52,115, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 59.18 percent since 2010. It is estimated that the median household income in your area will be \$58,163 five years from now, which represents a change of 11.6 percent from the current year.

The current year per capita income in your area is \$22,849, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$68,479, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 91,226 people in your selected area were employed. The 2010 Census revealed that 58.4 percent of employees are in white-collar occupations in this geography, and 18.3 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSING

The median housing value in your area was \$137,864 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 35,242.00 owner-occupied housing units and 22,640.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 23.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.3 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.4 percent in the selected area compared with the 19.7 percent in the U.S.

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap Real Estate Investment Services. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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INFORMATION ABOUT BROKERAGE SERVICES

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

11-2-2015

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap

The Retail Real Estate Investment Leader

Marcus & Millichap

ISSENBERG BRITTI GROUP

EXCLUSIVELY LISTED

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