

100% Bonus Depreciation



7-Eleven (S&P Rated A)

Laredo Taco & Roost Chicken

\$5,397,000 | 5.35% CAP

2919 N Main St, Stafford, TX 77477 (Houston)

- ✓ **New 15-Yr Corp. Absolute NNN Lease**
- ✓ **High Traffic & Affluent Area:** Positioned at U.S. Highway 90 and Avenue E (62,000+ VPD), with over 353k Residents and \$102K+ Average HH Income in a 5-Mile Radius.
- ✓ **Prime Location & Strong Tenant Mix:** Located Less than a Mile from Houston Community College, Surrounded by Top Tenants Like Chipotle, Starbucks, McDonald's, and More.
- ✓ **Near Houston:** Only 20 Minutes from Houston, Offering Top Universities, Attractions, and a Thriving Culture.
- ✓ **7-Eleven:** Recognized as a Top Global Retail Brand, 7-Eleven Operates over 85,000 Stores in 20 Countries, with a New Store Opening Every 3.5 Hours Worldwide.

Office DEPOT
OfficeMax
CRAVCH

SPRINGHILL SUITES

Marco's Pizza
DQ
McDonald's
JJ
POPEYES

DULLES HIGH SCHOOL
(2,364 STUDENTS)

Audi
Sugar Land



HOBBY LOBBY
MATTRESS FIRM
bealls
OUTLET
Burlington
HIBBETT
SPORTS
WORLD MARKET
FIVE BELOW
Conn's
HomePlus
ROSS
DRESS FOR LESS
OLD NAVY

NAPA

Jackson Hewitt
TAX SERVICE

AutoZone
Advance America

tropical CAFE
Starbucks
Chipotle
Jersey Mike's
Simplicity

O'Reilly AUTO PARTS

U-TOWN
RESTAURANT SPECIALISTS

CROWN
FURNITURE

AVENUE E
(7,336 VPD)

CIRCLE K

RALSTON

7
ELEVEN



LOTUS
SEAFOOD

N MAIN STREET
(52,473 VPD)

LA MICHOCALBA
MEAT MARKET

FARMACIA
CENTRAL RX

PANADERIA VICTORIA



7-Eleven, Inc. is the premier name and **largest chain** in the **convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 85,000 stores** in **20 countries**.



INVESTMENT OVERVIEW

7-ELEVEN STAFFORD, TX (HOUSTON)

SUBJECT PROPERTY



CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
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bob@securenetlease.com

\$5,397,000

5.35% CAP

NOI

\$288,730

Building Area

±6,793 SF

Land Area

±1.44 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 7.5 rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **High Traffic Counts & Affluent Demographics:** Positioned along U.S. Highway 90 Alternate at the bustling intersection with Avenue E, which sees over 62,000 vehicles daily. The surrounding 5-mile radius boasts an average household income exceeding \$102,000, with a population surpassing 353,000 residents.
- ✓ **Texas' Fortune 500 Dominance:** Texas leads the nation in the number of Fortune 500 company headquarters, with Houston standing as the state's powerhouse, hosting 24 out of 53 headquarters. Houston's thriving business climate continues to attract companies looking to relocate, expand, or establish new operations. In 2022, the Houston-The Woodlands-Sugar Land MSA secured 255 new projects, ranking third nationwide among major U.S. metros, as reported by Site Selection Magazine.
- ✓ **Prime Location with Strong Tenant Mix:** Situated less than a mile from Houston Community College (Stafford Campus), the property is surrounded by notable tenants, including O'Reilly Auto Parts, Chipotle, Tropical Smoothie Café, NAPA, AutoZone, Firestone, U-Haul, Starbucks, McDonald's, Popeyes, and Dairy Queen.
- ✓ **Proximity to Houston:** Just a short 20-minute drive from the property lies Houston, the fourth-largest city in the United States and the largest in Texas. Houston continues to thrive, offering top-tier educational institutions (Rice University, University of Houston), renowned tourist attractions (Museum District, Space Center Houston), and championship sports teams (Astros, Rockets, Texans). The city's rapid economic growth, diverse communities, premier healthcare, and cultural vibrancy ensure a high quality of life for both residents and visitors.
- ✓ **Economic Powerhouse:** Houston boasts a regional GDP of \$513 billion, with a diversified economy that reaches far beyond its traditional energy roots. Home to the Texas Medical Center, the world's largest medical complex, Houston leads in healthcare innovation and research. The Port of Houston, one of the busiest in the U.S., fuels trade and bolsters the city's robust economy. Houston's strategic business environment has attracted major corporations like ExxonMobil, Shell, and Hewlett-Packard, solidifying its reputation as a global business hub.
- ✓ **7-Eleven:** Recognized by Kantar as one of the Top 20 Most Valuable Global Retail Brands, 7-Eleven operates over 85,000 stores across 20 countries. As the most-trusted name in convenience retail, 7-Eleven continues to grow, with a new store opening every 3.5 hours worldwide.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN STAFFORD, TX (HOUSTON)

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+

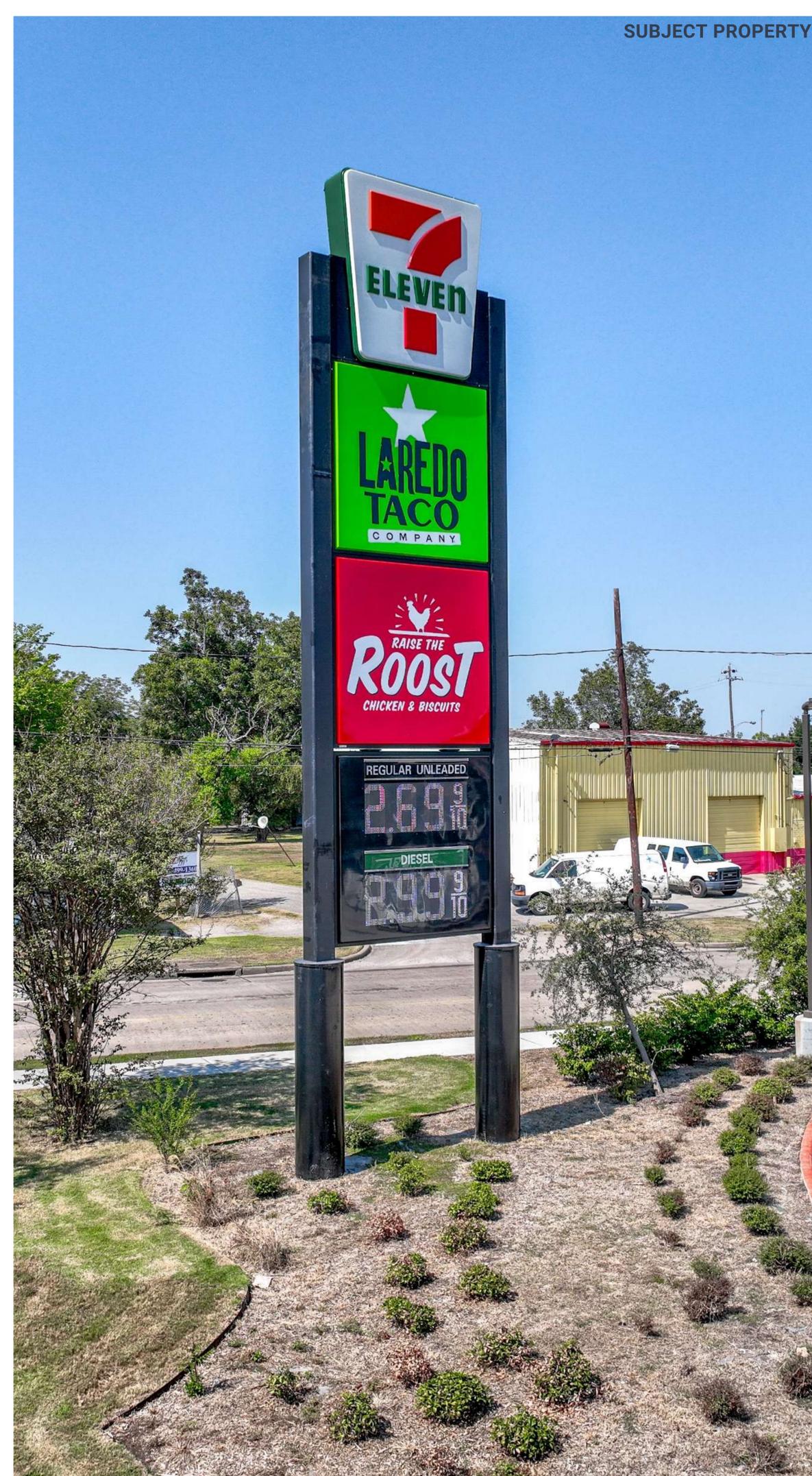


7-eleven.com

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high-quality products at everyday fair prices, serving over seven million customers per day in North America alone.

According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than **85,000 stores in 20 countries**, of which approximately **15,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**.

The name 7-Eleven originated in **1946** when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests. 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN STAFFORD, TX (HOUSTON)

7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

Nearly 100 years after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, driven by its ability to tap into the wants and needs of the ever-changing consumer.

The Irving, Texas-based retail chain has a **network of 13,000-plus** convenience stores across multiple banners in North America and serves more than **12 million customers daily**, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven.

EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.

Speaking at NRF 2024: Retail's Big Show on **Jan. 14**, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the retailer's ability to leverage customer data to create a **better shopper experience** and transform the company. **Key** to this is ICE: Immediate Consumption Ecosystem.

As Jarratt explained, ICE is composed of three elements:

- 1.Data insights and measurement tools
- 2.Awareness, trial and conversion
- 3.Inspiration, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of **three tools**: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than **250,000 loyalty**

EXPLORE ARTICLE



7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the **more than 13,000 7-Eleven**, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the **United States** and **Canada**.

7-Eleven International LLC Inks **\$1.1B** Acquisition Deal

"**Stripes and Laredo Taco Co.** have been a great addition to our family of brands since they initially joined us back in **2018**," said 7-Eleven Inc. CEO Joe DePinto. "We're excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to serving even **more customers across west Texas, New Mexico and Oklahoma.**"

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven **grew** its U.S. store footprint by **12%** when it acquired **approximately 1,030** Sunoco c-stores for **more than \$3 billion** in **early 2018**. Under the terms of the deal, Sunoco entered into a **15-year** take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply **approximately 2.2 billion** gallons of fuel annually.

At the time, DePinto said the acquisition supported the company's **growth strategy** in key geographic areas, and that it could learn a **great** deal about how to cater to the **Mexican-American** customer base in south Texas.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN STAFFORD, TX (HOUSTON)

Initial Lease Term	15 Years, Plus Four, 5 - Year Options to Renew
Projected Rent Commencement	July 2023
Projected Lease Expiration	June 2038
Lease Type	Corporate Absolute NNN Lease
Rent Increases	7.5 bumps every 5 years, In Primary Term & Options
Annual Rent YRS 1-5	\$288,730.08
Annual Rent YRS 6-10	\$310,384.84
Annual Rent YRS 11-15	\$333,663.00
Option 1	\$358,688.04
Option 2	\$385,590.00
Option 3	\$414,509.04
Option 4	\$445,597.08

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BONUS DEPRECIATION

7-ELEVEN STAFFORD, TX (HOUSTON)

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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8 TEXAS

Exxon

KATE BELL ELEMENTARY SCHOOL (548 STUDENTS)

FedEx

Walmart Supercenter
Waffle House
Chick-fil-A
Jack in the box

COSTCO WHOLESALE
OUTBACK STEAKHOUSE
Cane's
IN-N-OUT BURGER

Pizza Hut
SONIC
Denny's
Sam's CLUB

HOBBY LOBBY
Burlington
MATTRESS FIRM
bealls OUTLET
fIVE BEL'W
WORLD MARKET
ROSS DRESS FOR LESS
HIBBETT SPORTS
OLD NAVY
Conn's HomePlus
Applebee's GRILL + BAR

DOLLAR TREE
SUBWAY
McDonald's

SUGAR MILL ELEMENTARY SCHOOL (640 STUDENTS)

Firestone COMPLETE AUTO CARE
SONIC
Pizza Hut

SUGAR LAND MIDDLE SCHOOL (1,050 STUDENTS)

Public Storage

Residence INN BY HARRIOTT
HOMewood SUITES by Hilton
COURTYARD by Marriott
LA QUINTA by Wyndham
Hampton

N MAIN STREET ±52,473 VPD

ALTERNATE 90

HOUSTON COMMUNITY COLLEGE

7-ELEVEN SUBJECT PROPERTY
2919 N. MAIN ST.

SPRINGHILL SUITES BY HARRIOTT
SUNSHINE STAY AMERICA

SONIC

DULLES MIDDLE SCHOOL (1,359 STUDENTS)
DULLES HIGH SCHOOL (2,364 STUDENTS)

AutoZone
tropical CAFE
Starbucks
Johnny Rockets
DQ
Chipotle MEXICAN GRILL
Maroon's Pizzeria
McDonald's
Popeye's
TINY JOE'S
JJ
SHIPLEY DO-NUTS

ABC Supply Co. inc.

Chevron

MISSOURI CITY MIDDLE SCHOOL (963 STUDENTS)
E A JONES ELEMENTARY SCHOOL (479 STUDENTS)

INTERSTATE 69
59

ups

DOLLAR TREE
SPEC'S SPORTS & FITNESS
SUBWAY
planet fitness

SOUTHWEST FREEWAY ±85,924 VPD

SHADOW BROOKE SILVERBROOKE (240 UNITS) (360 UNITS)

THE TRESTLES APARTMENT HOMES (188 UNITS)

AVENUE E ±7,336 VPD

O'Reilly AUTO PARTS
Firestone COMPLETE AUTO CARE

cricket wireless
U-HAUL

VALERO

PARK AT FORT BEND (250 UNITS)

VALERO

STAFFORD ELEMENTARY SCHOOL (1,077 STUDENTS)
STAFFORD HIGH SCHOOL (1,064 STUDENTS)

JCPenney ★ macy's
BARNES & NOBLE
Dillard's The Style of Your Life.
Michaels Where Creativity Inspires
DICK'S SPORTING GOODS
CHAMPS SPORTS

Office DEPOT OfficeMax
LESLIE'S
CROUCH
chili's
THE HOME DEPOT
SUPERCUTS
Schlotzsky's IT'S A MOUTHFUL
Jason's deli

HIGHLANDS ELEMENTARY SCHOOL (588 STUDENTS)

Chick-fil-A
BJ's RESTAURANT BREWHOUSE

FIREHOUSE SUBS
FOUNDED BY FIREMEN
SHIPLEY DO-NUTS

Jack in the box

SUBWAY
BURGER KING

Starbucks

MIRAMONTE APARTMENTS (124 UNITS)
MIRAMONTE SINGLE LIVING

±59,386 VPD

6 TEXAS

HomeGoods
Marshalls
ROSS DRESS FOR LESS
OLD NAVY
DSW

TJ-maxx
FLOOR DECOR

SUBWAY
BURGER KING
McDonald's
SMOOTHIE KING
KFC
TACO BELL

Public Storage

THE ESTABLISHMENT AT 1800 APARTMENTS (176 UNITS)

FROST LAKE

ARMSTRONG ELEMENTARY SCHOOL (438 STUDENTS)

LEXINGTON CREEK ELEMENTARY SCHOOL (521 STUDENTS)

DOLLAR GENERAL
SHIPLEY DO-NUTS

QUAIL VALLEY ELEMENTARY SCHOOL (564 STUDENTS)

99 RANCH MARKET
petco
BIG LOTS!
EGG FITNESS
DOLLAR TREE

WILLOWRIDGE HIGH SCHOOL
(1,319 STUDENTS)

HOUSTON COMMUNITY COLLEGE

CITITRENDS
DOLLAR GENERAL

Pizza Hut
WING STOP
CITY HOME
KFC

WELLS FARGO

foodarama
SERVING Since 1973
DOLLAR TREE
McDonald's

INDEPENDENCE PARK

DOVE COUNTRY

STAFFORD HIGH SCHOOL
(1,064 STUDENTS)

4DECORATORS

VALERO

State Farm

VALERO

Court HARDWARE

LOS VALDES

FARMACIA CENTRAL RX

LA MONTAÑAS MEAT MARKET

LOTUS SEAFOOD

EAST FORT BEND HUMAN NEEDS MINISTRY, INC.

PANADERIA VICTORIA

CIRCLE K

N MAIN STREET
(52,473 VPD)

ALTERNATE
90

ALTERNATE
90

7
ELEVEN

AVENUE E
(7,336 VPD)

RALSTON
DISCOUNT LIQUORS



Marshalls
five BELOW
ROSS
DRESS FOR LESS
SHOE CARNIVAL

BEST BUY
dd's DISCOUNTS

PHOENICIAN APARTMENTS
(264 UNITS)

Burlington
BEST BUY

DOWNTOWN HOUSTON

BEST BUY
WAREHOUSE

USPS.COM

THURGOOD MARSHALL
HIGH SCHOOL
(1,542 STUDENTS)

HOUSTON CHRISTIAN UNIVERSITY

PET SMART
THE HOME DEPOT

GROSS ELEMENTARY SCHOOL
(481 STUDENTS)

MW NEWAY

DISHAKA

RNR PRODUCE

Conn's HomePlus
planet fitness

HOUSTON COMMUNITY COLLEGE

Walmart Supercenter
Sams CLUB

Fabrice's

Better Bling

Store It

C MET

LOS VALDES

7 ELEVEN

PANADERIA VICTORIA

FARMACIA CENTRAL RX

RALSTON DISCOUNT LIQUORS

LA MICHOACANA MEAT MARKET

AVENUE E
(7,336 VPD)

ALTERNATE
90

N MAIN STREET
(52,473 VPD)

PARK AT FORT BEND (250 UNITS)

JERICO woodworks

AVAYA STAFFORD (176 UNITS)

WATERSTONE PLACE APARTMENTS (264 UNITS)

LAKELAND ESTATES APARTMENTS (264 UNITS)

PRESERVE AT COLONY LAKES (420 UNITS)

DULLES HIGH SCHOOL (2,364 STUDENTS)

SILVERBROOKE (360 UNITS)

U-HAUL

Firestone COMPLETE AUTO CARE

EST. 2014 ORIGINAL

SHERWIN WILLIAMS

EZ PAWN

Chevron

CROWN FURNITURE

NAPA

cricket wireless

O'Reilly AUTO PARTS

LOTUS SEAFOOD

CIRCLE K

leonetti graphics

EAST FORT BEND HUMAN NEEDS MINISTRY, INC.

7 ELEVEN

TOWN VETERINARY SPECIALISTS

ST. ANNE'S CATHOLIC CHURCH

ALTERNATE 90

N MAIN STREET (52,473 VPD)

LA MICHOACANA MEAT MARKET

AVENUE E (7,336 VPD)

RALSTON

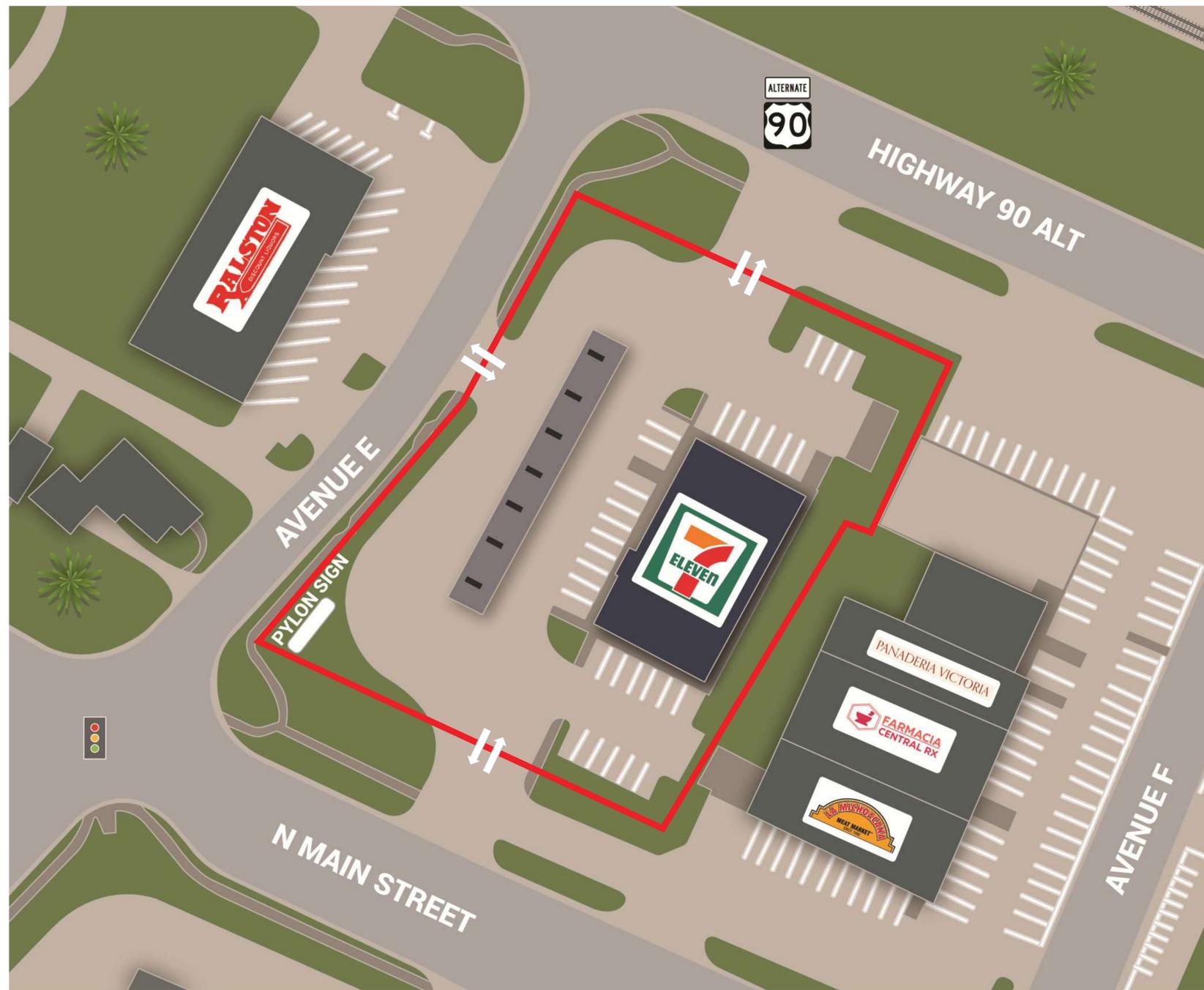
FARMACIA CENTRAL RX

PANADERIA VICTORIA

SITE OVERVIEW

7-ELEVEN STAFFORD, TX (HOUSTON)

	Year Built		2023
	Building Area		±6,793 SF
	Land Area		±1.44 AC



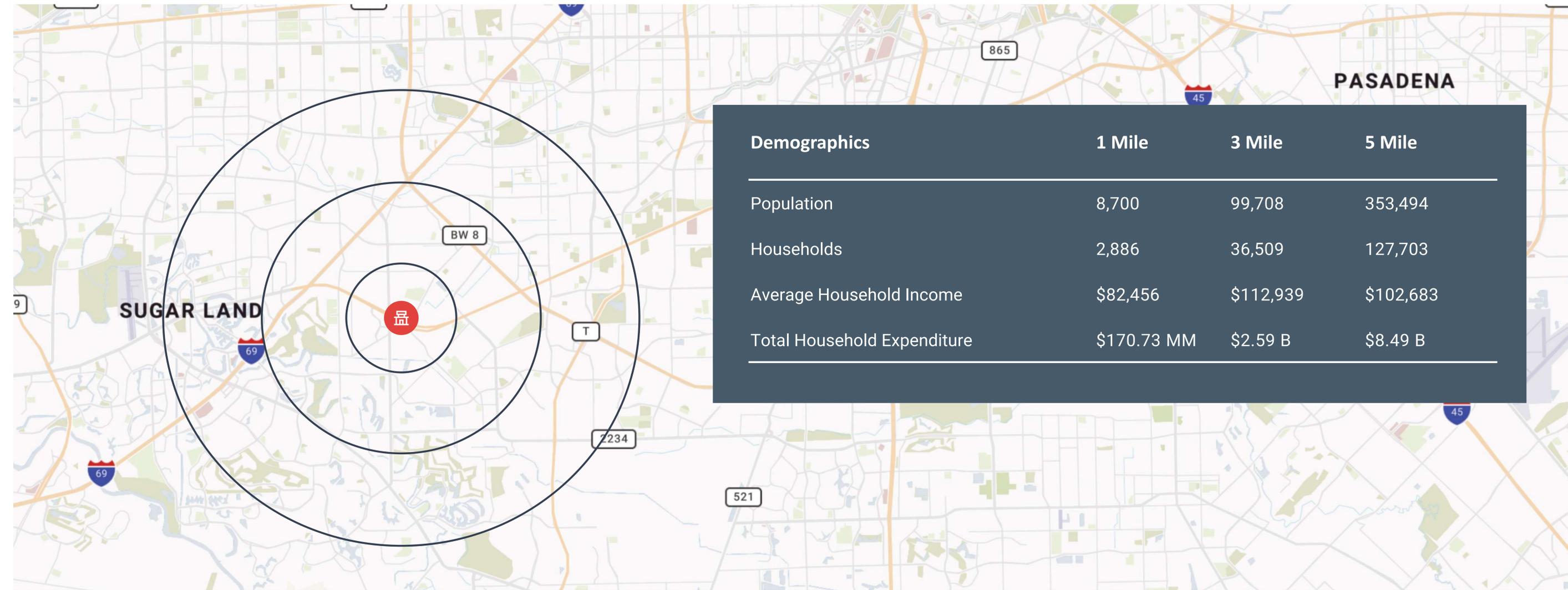
NEIGHBORING RETAILERS

- Walmart Supercenter
- Target
- The Home Depot
- Hobby Lobby
- Sam's Club
- Old Navy
- Burlington
- World Market
- DICK'S Sporting Goods
- Michaels



LOCATION OVERVIEW

7-ELEVEN STAFFORD, TX (HOUSTON)



ECONOMIC DRIVERS

1. Amazon
2. CHI St. Luke's Health
3. ExxonMobil
4. HCA Houston Healthcare
5. HEB
6. Houston Methodist
7. Kroger
8. Memorial Hermann Health System
9. Schlumberger
10. Walmart

LOCATION OVERVIEW

7-ELEVEN STAFFORD, TX (HOUSTON)

Houston Texas

 2,314,157
Population

 \$60,440
Median Household Income



Home to the World's
Largest Concentration of
Healthcare & Research
Institutions

**THE TEXAS
MEDICAL CENTER**

Most Populous City in
Texas

#1

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico.

The City of Houston is the largest city in Texas with a population of 2,365,578 as of July 1, 2023. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Houston is 2nd to New York City in Fortune 500 headquarters.

Home to a vibrant economy, beautiful surroundings and a population full of optimism and spirit, it's no wonder that Houston is a popular international destination. Houston is outstanding in oil and natural-gas production and is the energy capital of the world.

Houston is also the global leader in petrochemical, its petrochemical industry is booming. Houston has the cheap natural gas, the knowledge and expertise base, the infrastructure and the Houston Ship Channel—a near-perfect combination for production and distribution of petrochemical products. Dow Chemical, Chevron Phillips Chemical and BASF are investing billions in Houston, and shipping ethylene and polyethylene plastics to virtually every country in the world. As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight. A thriving business center, the city has become increasingly cosmopolitan, with an influx of diverse ethnic groups and a strong emphasis on the arts, sporting events and the outdoors. Opera, ballet, symphony and theater are all topnotch, and the museums are considered some of the finest in the nation. Houston is a dynamic city that is constantly adding exciting new areas for entertainment, culture and dining. One of the city's newest features is Discovery Green. Discovery Green is a 12-acre park in downtown Houston created by a public-private partnership between the City of Houston and the non-profit Discovery Green Conservancy.

IN THE NEWS

7-ELEVEN STAFFORD, TX (HOUSTON)

Texas Dominates Business Attraction, Houston Remains a Top Leader

SHAW ADCOCK, MARCH 01, 2024 (GREATER HOUSTON PARTNERSHIP)

The Houston region has once again ranked third among top U.S. metros for attracting new business, according to Site Selection Magazine's yearly analysis, while Texas earned its 12th consecutive Governor's Cup.

Site Selection identified **1,254 project** wins for Texas in **2023**, more than doubling the next-highest state, Illinois. With **226 more projects** than **2022**, Texas saw a **22% increase** in projects. The Houston-The Woodlands-Sugar Land MSA won **413 projects**, an uptick of more than 150 since 2022. Chicago and Dallas-Fort Worth placed first and second, **respectively**, in the **top U.S.** metros category.

"The Governor's Cups recognize not only the winning governors, but their entire economic development teams, and by extension, the many professionals throughout their states who work every day to attract new investment and retain and grow existing businesses," said Mark Arend, editor emeritus of Site Selection.

"We are **excited** to see Texas continues to be the **leading State for corporate relocations** and expansions," said Partnership Vice President of Regional Economic Development Craig Rhodes. "Houston's ranking as a **top three** metro further highlights the **unique opportunity** we have in our region for companies to access diverse talent, critical infrastructure, and the convergence of industries to **grow their business** on a global scale."

EXPLORE ARTICLE



Chevron To Move HQ From California To Houston

MADDY MCCARTY, AUGUST 02, 2024 (BISNOW)

Chevron Corp. has announced plans to relocate its headquarters from California to Houston, a win for the Lone Star State, which has seen its number of corporate relocations fall sharply in recent years.

The **oil** and **gas giant** will move its corporate functions from San Ramon, California, to Houston over the **next five years**, it said in a Friday morning news release. Chevron Chairman and **CEO Mike Wirth** and Vice Chairman Mark Nelson will relocate to Houston before the end of 2024 to be near other company leaders, the release states.

Chevron's relocation is unlikely to come as a huge surprise since California leaders have worked to force a transition away from oil and its related products, Forbes reported. Houston is known as the Energy Capital of the World, with about 40% of its economy directly or indirectly tied to oil and gas.

Chevron already has significantly **more employees** in Houston than San Ramon, at about **7,000 and 2,000**, respectively. The move will have minimal impact on employees based in San Ramon, and positions in support of Chevron's California operations will remain there, according to Chevron.

While it has **lightened** its load over the past decade, **Chevron** has a significant commercial real estate **footprint** in Houston. The corporation owns **two Downtown buildings** known as the **Chevron Towers**. Chevron fully leased 1400 Smith Street, a 50-story, 1.2M SF building, in 2006 before purchasing it in **2011**.

It also owns the 40-story, **1.3M SF** 1500 Louisiana Street. The two buildings, connected by a sky bridge, were previously known as the Enron Towers.

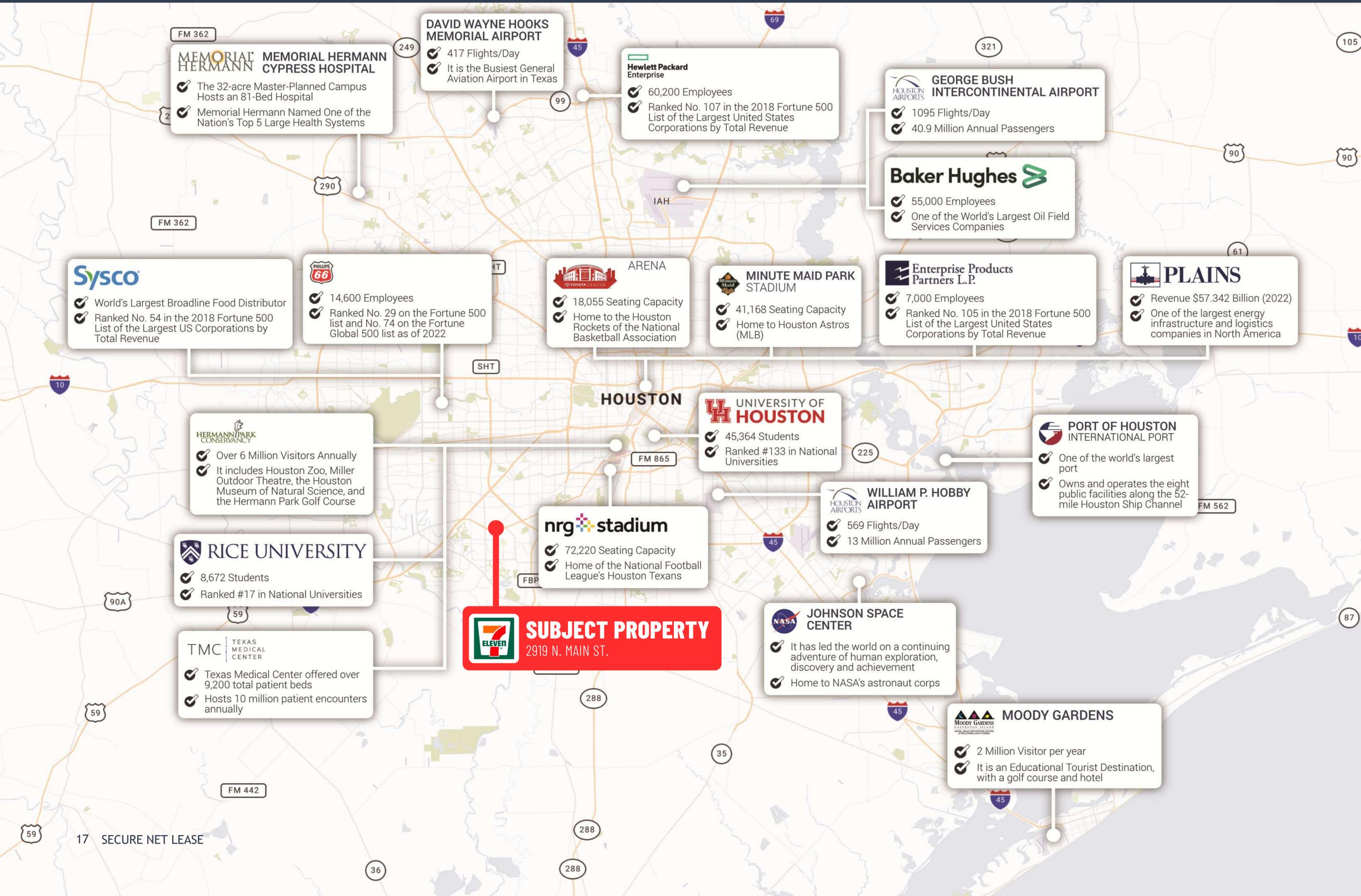
Chevron U.S.A. last year bought **77 acres** in Bridgeland, a Howard Hughes Holdings master-planned development in northwest Harris County, with potential plans to establish a research and development campus.

EXPLORE ARTICLE



METRO AREA

7-ELEVEN STAFFORD, TX (HOUSTON)



MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL

- ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- ✓ Memorial Hermann Named One of the Nation's Top 5 Large Health Systems

DAVID WAYNE HOOKS MEMORIAL AIRPORT

- ✓ 417 Flights/Day
- ✓ It is the Busiest General Aviation Airport in Texas

Hewlett Packard Enterprise

- ✓ 60,200 Employees
- ✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

HOUSTON AIRPORTS GEORGE BUSH INTERCONTINENTAL AIRPORT

- ✓ 1095 Flights/Day
- ✓ 40.9 Million Annual Passengers

Baker Hughes

- ✓ 55,000 Employees
- ✓ One of the World's Largest Oil Field Services Companies

Sysco

- ✓ World's Largest Broadline Food Distributor
- ✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

PHILLIPS 66

- ✓ 14,600 Employees
- ✓ Ranked No. 29 on the Fortune 500 list and No. 74 on the Fortune Global 500 list as of 2022

ARENA

- ✓ 18,055 Seating Capacity
- ✓ Home to the Houston Rockets of the National Basketball Association

MINUTE MAID PARK STADIUM

- ✓ 41,168 Seating Capacity
- ✓ Home to Houston Astros (MLB)

Enterprise Products Partners L.P.

- ✓ 7,000 Employees
- ✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

PLAINS

- ✓ Revenue \$57.342 Billion (2022)
- ✓ One of the largest energy infrastructure and logistics companies in North America

HERMANN PARK CONSERVANCY

- ✓ Over 6 Million Visitors Annually
- ✓ It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

RICE UNIVERSITY

- ✓ 8,672 Students
- ✓ Ranked #17 in National Universities

TMC TEXAS MEDICAL CENTER

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 million patient encounters annually

nrg stadium

- ✓ 72,220 Seating Capacity
- ✓ Home of the National Football League's Houston Texans

7-ELEVEN SUBJECT PROPERTY
2919 N. MAIN ST.

UNIVERSITY OF HOUSTON

- ✓ 45,364 Students
- ✓ Ranked #133 in National Universities

HOUSTON AIRPORTS WILLIAM P. HOBBY AIRPORT

- ✓ 569 Flights/Day
- ✓ 13 Million Annual Passengers

PORT OF HOUSTON INTERNATIONAL PORT

- ✓ One of the world's largest port
- ✓ Owns and operates the eight public facilities along the 52-mile Houston Ship Channel

NASA JOHNSON SPACE CENTER

- ✓ It has led the world on a continuing adventure of human exploration, discovery and achievement
- ✓ Home to NASA's astronaut corps

MOODY GARDENS

- ✓ 2 Million Visitor per year
- ✓ It is an Educational Tourist Destination, with a golf course and hotel

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

7-ELEVEN STAFFORD, TX (HOUSTON)

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.