



1910 E Main Street

Alice, Texas



Subject Property



Contacts

TEDDY LEONARD

Managing Principal

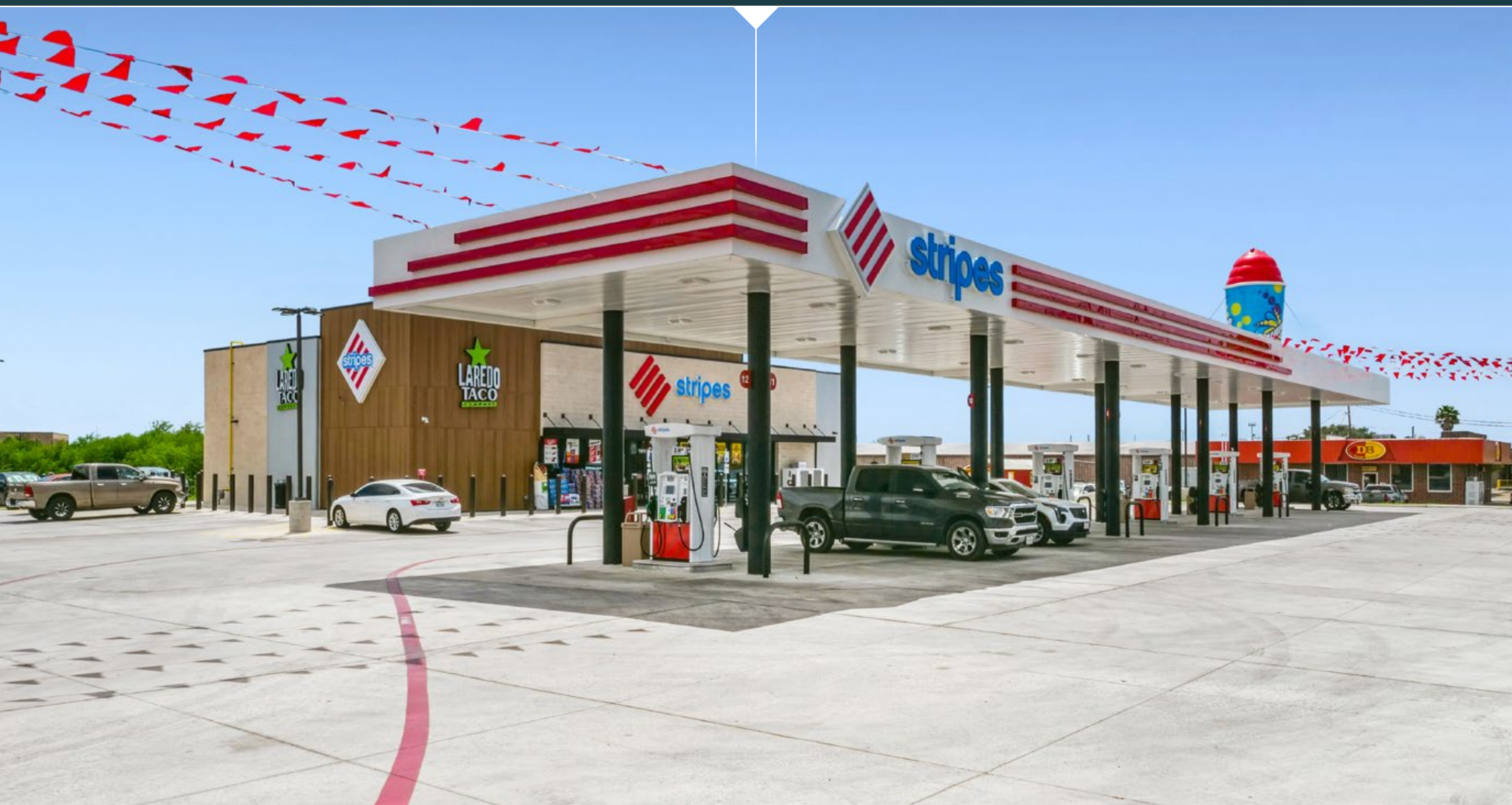
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TX#: 631339



EXECUTIVE SUMMARY



THE OFFERING

Stonecliff is pleased to present the fee-simple interest in a brand-new, single-tenant 7-Eleven with Laredo Taco located near the intersection of E. Main Street and Fournoy Road in Alice, 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. Strategically positioned along E. Main Street (22,913 VPD), Alice's primary thoroughfare, the property benefits from exceptional visibility and accessibility. The site is located within a dense retail corridor anchored by Walmart Supercenter, H-E-B, Chick-fil-A, McDonald's, IHOP, and Chili's, ensuring strong consumer traffic and cross-shopping synergy. In addition, the property is proximate to Christus Spohn Health System—a 135-bed regional medical center generating over \$424 million in annual revenue—and Alice High School, which serves more than 1,200 students annually.


Alice, Texas, serves as the regional hub of Jim Wells County and is strategically located just 45 minutes west of Downtown Corpus Christi, with direct connectivity via TX-44 and US-281. This prime positioning links Alice to surrounding South Texas communities and key economic markets, making it an attractive destination for commerce, healthcare, education, and retail.



INVESTMENT OVERVIEW



Tenant	7-Eleven
Address	1910 E Main St, Alice, TX 78332
County	Jim Wells
Guaranty	Corporate (7-Eleven, Inc.)
NOI	\$396,000
Rent Increases	10% Every 5 Years
Rent Commencement	September 2025
Rent Expiration	September 2040
Lease Type	Absolute NNN
Original Lease Term	15 Years
Lease Term Remaining	14+ Years
Options	Five (5), Five (5) Year Options
Right of First Refusal	Yes



\$7,615,384
ASKING PRICE



5.20%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$33,000	\$396,000	-
6 - 10	\$36,300	\$435,600	10.00%
11 -15	\$39,930	\$479,160	10.00%
Extension Terms			
Option 1	\$43,923	\$527,076	10.00%
Option 2	\$48,315	\$579,783	10.00%
Option 3	\$53,147	\$637,761	10.00%
Option 4	\$58,462	\$701,538	10.00%
Option 5	\$64,308	\$771,691	10.00%



INVESTMENT HIGHLIGHTS

Qualifies for Bonus Depreciation

The property Qualifies for Bonus Depreciation

High-Growth Retailer

Continues to expand through acquisitions and new development in high-growth U.S. markets

Experienced & Established Brand

Operates over 80,000 locations worldwide

Strong Financials

Corporate-backed lease with 2024 annual revenue of \$79.76 billion (USD)

Brand New Construction

Brand new 2025 construction featuring a Laredo Taco and 6 MPD's (12 Pumps)

Long-Term Stability

14+ years remaining with 5 (Five) 5 (five) year options to extend

Absolute NNN Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 10% increases every 5 years

Dense Retail Corridor

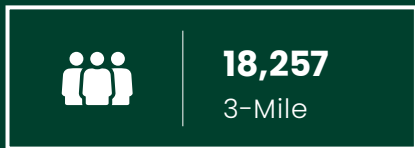
Featuring several tenants including a Walmart Supercenter, H-E-B, Chick-Fil-A, McDonald's, I-Hop, Chili's and more

- The subject property is ideally positioned just off the intersection of E. Main Street (22,913 VPD) and Flournoy Road (8,170 VPD). E. Main Street serves as the primary thoroughfare in Alice, Texas, offering excellent visibility and accessibility.
- Close proximity to Christus Sphon Health System which generates over \$424M+ revenue and features 135-beds and 207-staff. The property is adjacent to Alice High School with yearly enrollments exceeding 1,276 Students
- Alice, Texas is strategically located just 45 minutes west of Downtown Corpus Christi, with direct access via TX-44 and US-281. This prime location serves as a regional hub, connecting residents and businesses to several surrounding towns and key South Texas markets, making it an ideal destination for commerce and growth.

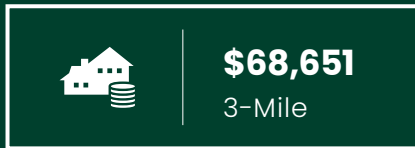


DEMOGRAPHICS

POPULATION (RADIUS)

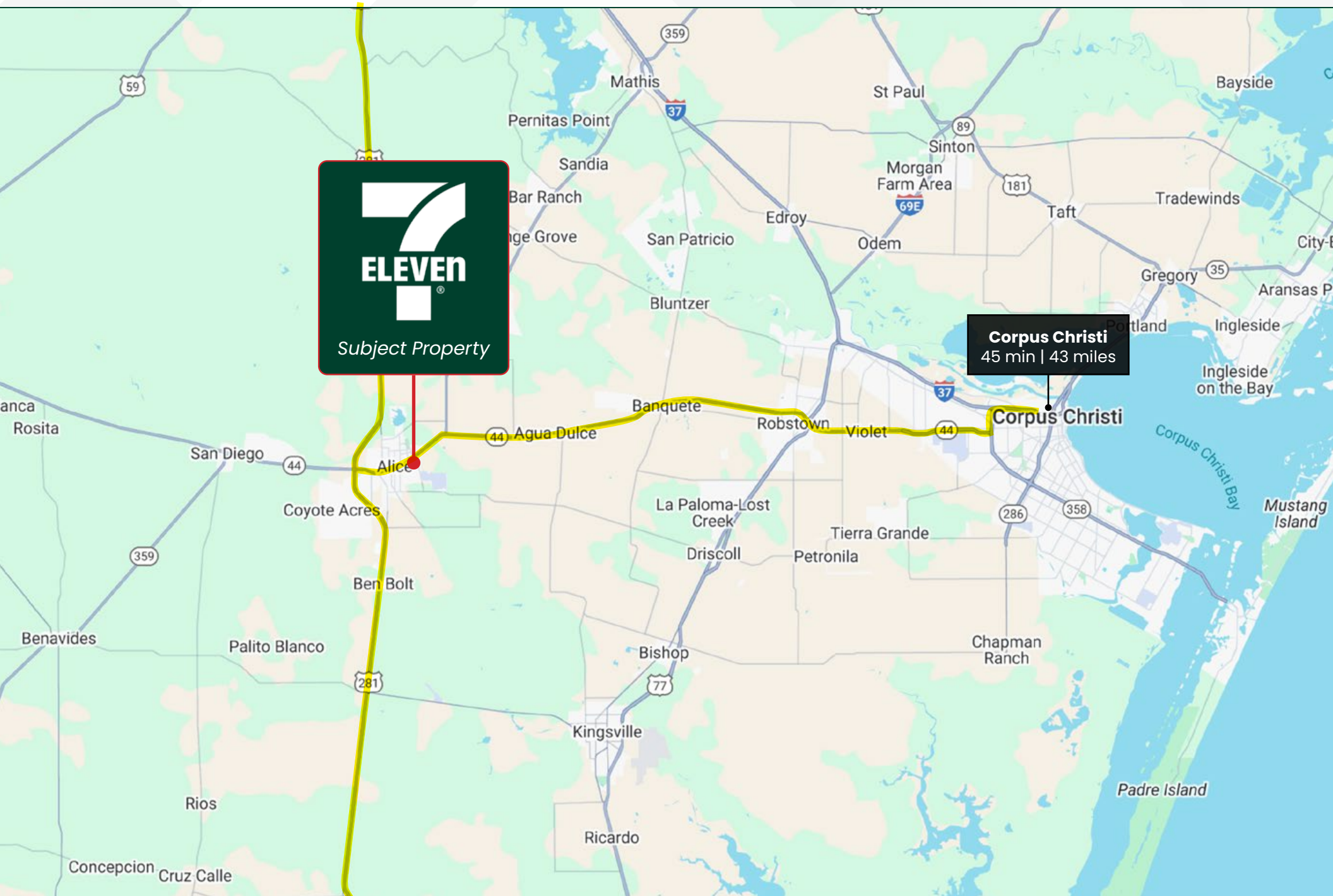


AVERAGE HOUSEHOLD INCOME



*2025 Estimates - Crexi

LOCATION MAP

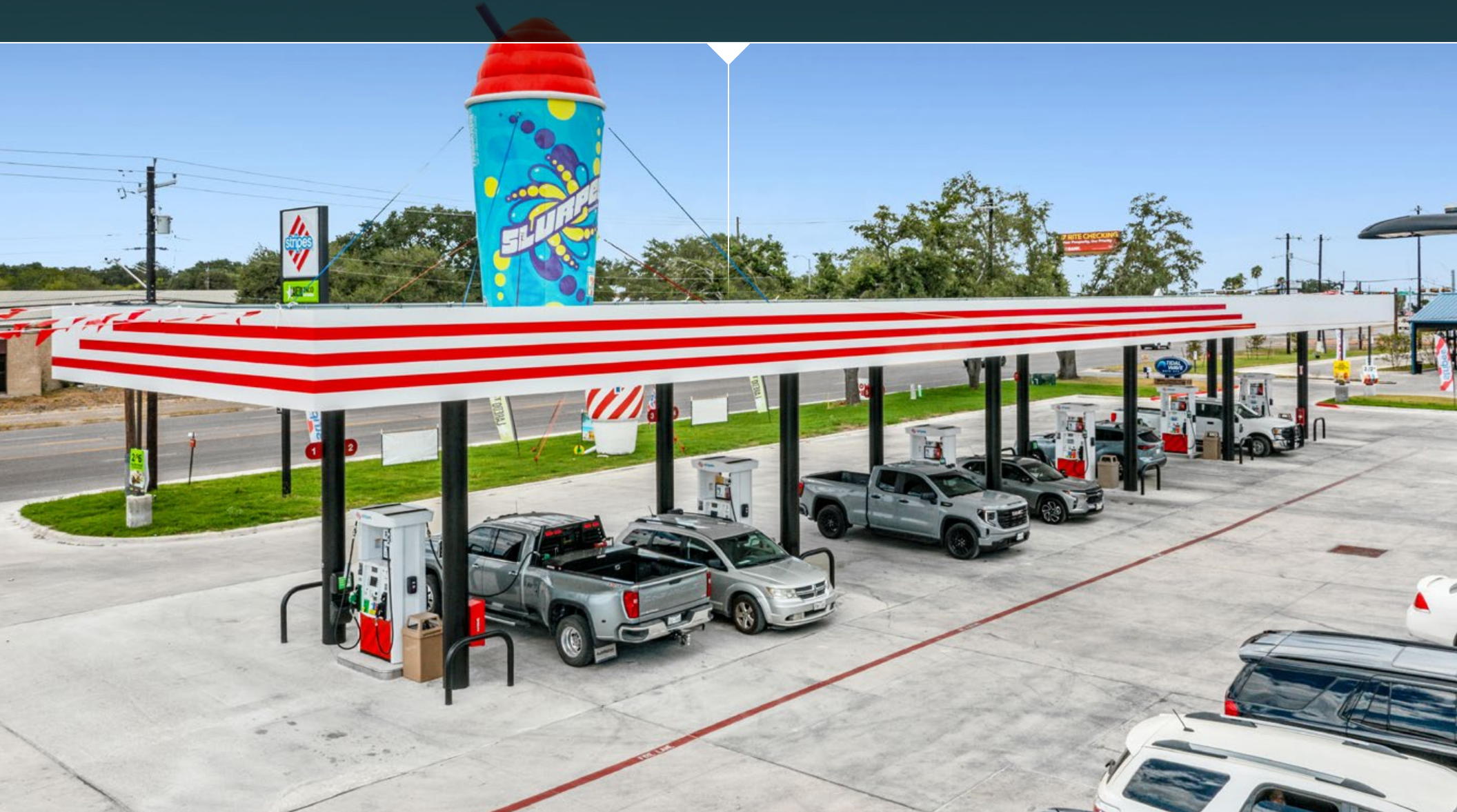


ELEVEN
Subject Property

Corpus Christi
45 min | 43 miles

SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

4,874
Square Feet

1.94
Acres

2025
Year Built

E. Main Street

 22,913 VPD



AERIAL



Alice Municipal Golf Course

7-ELEVEN
Subject Property

Walmart

Alice Country Club

Chick-fil-A

Ford

ihop

chili's

Christus Spohn Hospital
\$424M+ Total Revenue,
135 Beds | 207 Staff

McDonald's **WHATABURGER** **TACO BELL** **SONIC**

goodwill
O'Reilly AUTO PARTS

BURGER KING **STARBUCKS**
LONG JOHN SILVER'S

E. Main St
22,913 VPD

CHRYSLER **DODGE** **Jeep** **RAM**

CHEVROLET **GMC**

Flournoy Rd
8,170 VPD

H-E-B

PANDA EXPRESS
DQ

CHURCH'S TEXAS CHICKEN **Little Caesars Pizza**

Advance Auto Parts

POPEYES

Alice High School
1,276 Students



DRONE AERIAL



Walmart

Chick-fil-
AT&T Dental
World

IHOP chili's

Alice
Country Club

Christus Spohn
Hospital
\$424M+ Total Revenue,
135 Beds | 207 Staff

Ford

CHEVROLET GMC

Pizza
hut

TIDAL
WAVE
AUTO SPA

E Main St
22,913 VPD

Flournoy Rd
8,170 VPD

7
ELEVEN
Subject Property



DRONE AERIAL



Alice High School
1,276 Students

Logos for McDonald's, Whataburger, Taco Bell, and Sonic.

H-E-B logo

Logos for Panda Express and DQ.

Logos for Chrysler, Dodge, Jeep, and Ram.

Logos for Goodwill and O'Reilly Auto Parts.

Burger King logo

Starbucks logo

Long John Silver's logo

DB Dairy Burger logo

7-Eleven logo with text "Subject Property" below it.

El Main St
22,913 VPD



SECTION 03

TENANT PROFILE



TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX
Headquarters

135,000+
Employees

80,000+
Stores Nationally

Southland Ice Company employee John Jefferson Green's, with permission from one of Southland's founding directors Joe C. Thompson Sr, ground-breaking theory in 1927 that by reducing additional travel and selling basic items such as eggs, milk and bread in one place led to a novel concept at the time. Thompson later purchased Southland Ice Company, turning it into Southland Corporation and introduced their first convenience outlets or "Tote'm Stores". In 1946, the chain was rebranded from Tote'm to 7-Eleven, to better capture the essence of the company, serving customers seven days a week, from 7 AM to 11 PM. The corporate name was then change in November, 1999 to 7-Eleven Inc. from The South Corporation. Dollar General continues to expand aggressively, opening approximately 1,000 new stores annually to meet the growing demand for discount retail. The company operates under various store formats, including Dollar General Market (offering fresh produce and expanded grocery selections) and pOpshelf (targeting higher-income shoppers with affordable home décor and seasonal goods). As a tenant, Dollar General is highly attractive due to its strong financial performance, long-term leases, and recession-resistant business model. The company consistently delivers steady revenue growth, with annual net sales exceeding \$40 billion. Investors favor Dollar General for its corporate-backed leases, low rental turnover, and essential business classification, making it a stable and reliable tenant in the retail sector.

From humble beginnings in 1927, 7-Eleven is now a global brand with more stores than any other retailer in the world, with over 77,700 stores across 18 countries and regions. 7-Eleven is now wholly-owned by Seven & I Holdings Co. Ltd and operates numerous brands including Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits in the United States. 7-Eleven continues to be a pioneer, being the first to offer coffee to-go cups, 24/7 hours, self-serve soda fountains and the franchise model, which is consistently ranked as a top-10 franchisor. They are well known for iconic products such as Slurpee® and Big Gulp® drinks. 7-Eleven embodies their moto of "We strive to be the first choice for convenience for our customers – anytime, anywhere" as not only being the first to do so, but continuing to innovate and evolve to continue meeting the needs of its customers.



COST SEGREGATION BENEFITS & ANALYSIS

Potential Benefits of Bonus & Accelerated Depreciation

WITHOUT COST SEGREGATION

With the standard method, you claim an even amount of depreciation annually over the depreciable life of the property, offering you just a small benefit yearly.

FIRST YEAR SAVINGS: \$200,368

TOTAL 6 YEAR SAVINGS: \$1,210,627

1-6 YEAR METHOD

Cost-seg gives you the option to collect your depreciation over a shorter period of time for select assets. Instead of waiting the total depreciable time, you claim it as a deduction over the first 6 years.

FIRST YEAR SAVINGS: \$289,574

TOTAL 6 YEAR SAVINGS: \$2,078,675

FIRST-YEAR 100% METHOD

For many, the best way to maximize cash flow is to use the first-year Bonus method: claim 100% of your depreciation for select assets in the first year, allowing all unused depreciation to carry forward to following years.

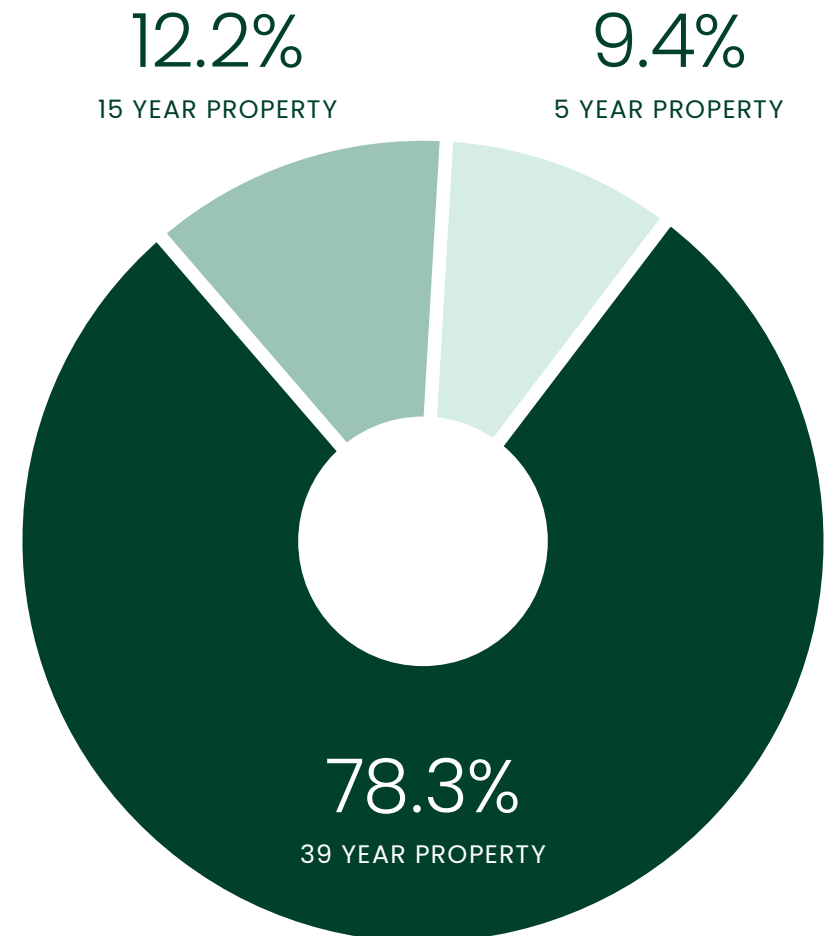
FIRST YEAR SAVINGS: \$1,832,221

TOTAL 6 YEAR SAVINGS: \$2,623,680

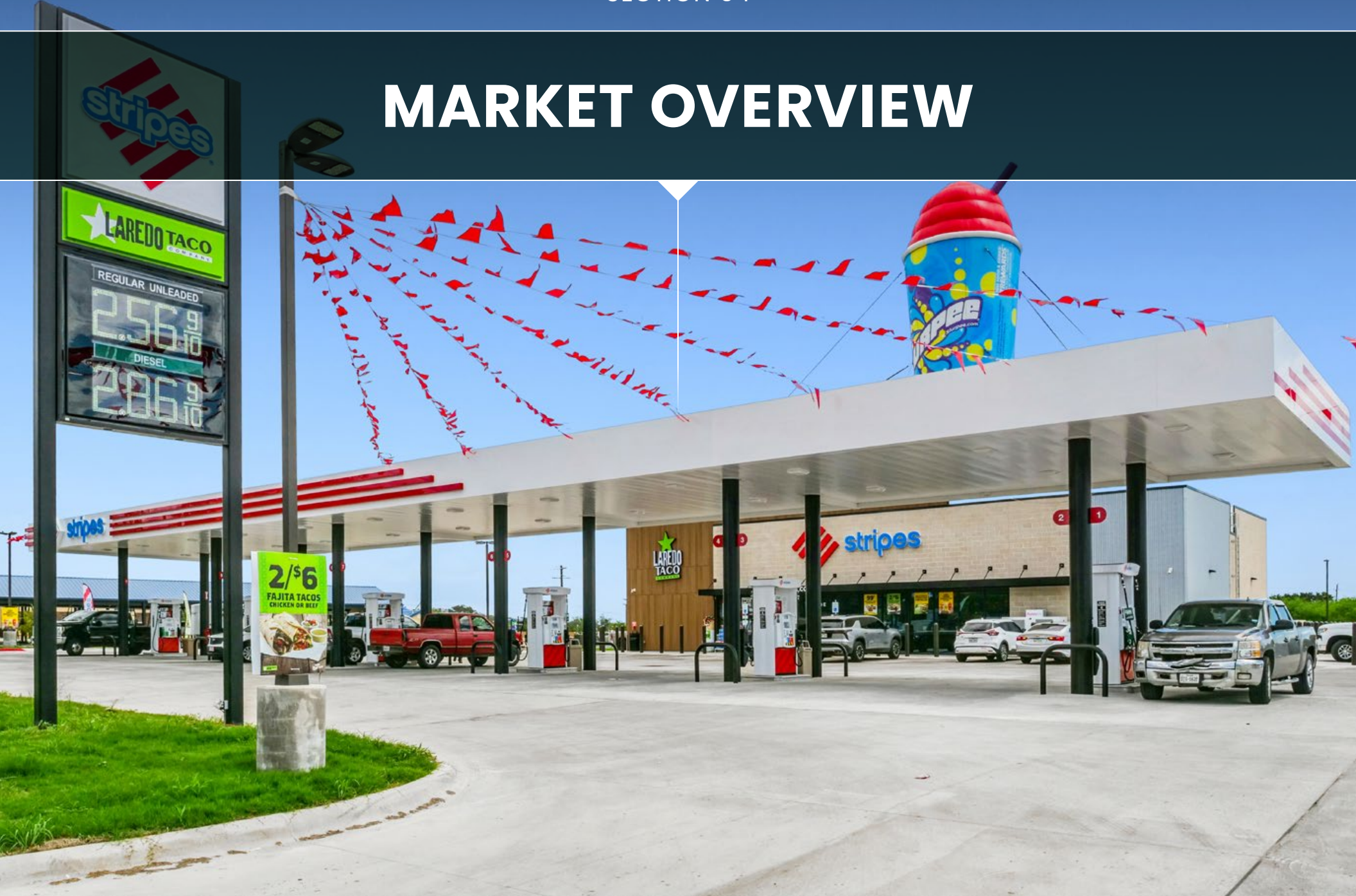
**BONUS
METHOD**

Preliminary analysis based off of a purchase price of \$9,270,990 and is meant to be illustrate the potential benefits of having a professional perform a cost segregation analysis. Analysis may vary based on individual situations and purchase price, for information purposes only.

YOUR ASSETS WHICH CAN BE RECLASSIFIED FOR COST SEGREGATION



MARKET OVERVIEW



stripes

LAREDO TACO

REGULAR UNLEADED
2.56.9
2.56.10

DIESEL
2.86.9
2.86.10

2/\$6

FAJITA TACOS
CHICKEN OR BEEF

LAREDO TACO

stripes



MARKET OVERVIEW

Alice Texas

Alice, Texas, has long been recognized as a vital hub for the region. Just 45 minutes west of Corpus Christi, Alice sits at the crossroads of TX-44 and US-281, providing seamless access to surrounding communities and major South Texas markets. This strategic location has made Alice a regional center for retail, healthcare, energy, and services, supporting both local residents and the wider rural population.

Alice is home to a dense retail corridor anchored by national names like Walmart Supercenter, H-E-B, Chick-fil-A, McDonald's, IHOP, and Chili's. This strong tenant mix not only drives consistent consumer traffic but also reflects the city's role as a primary shopping and service destination for Jim Wells County and beyond. Businesses benefit from steady demand and high visibility along heavily trafficked routes, with East Main Street alone seeing nearly 23,000 vehicles per day.

What makes Alice especially appealing is its balance of opportunity and quality of life. The city offers affordable housing and land, a pro-business environment, and a youthful population base that fuels long-term growth. With its role as a regional hub, Alice continues to attract new investment and support economic activity across South Texas. As the region grows, Alice is proving that strategic location and steady demand can create outsized opportunities for businesses and investors alike.





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