

100% Bonus Depreciation



# 7-Eleven w/ Laredo Taco

**\$7,362,000 | 5.25% CAP**

2800 N. Jackson Rd., Pharr, TX 78577

- ✓ Brand New 15 Year Absolute NNN Lease with 7-Eleven Corporate
- ✓ New Construction Large Format C-Store on 1.74 Acre Lot
- ✓ Signalized Hard Corner Location on North Jackson Road
- ✓ The Rio Grande Valley is the 5<sup>th</sup> Largest MSA in Texas
- ✓ The "RGV" handled ~\$67 Billion in US/Mexico Trade in 2023

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 PHARR, TX

File Photo



## CONTACT FOR DETAILS

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Managing Partner  
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# \$7,362,000

## 5.25% CAP

NOI

\$386,487

Building Area

±4,816 SF

Land Area

±1.74 AC

Year Built

2026

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** April 1, 2026 (Estimated)
- ✓ **15-Years Absolute NNN Lease** with (4) 5-Year Options to Renew and 7.5% Rental Increases Every 5 Years, In Primary Term & Options
- ✓ **Proximity to Key Institutions** – Near PSJA Early College High School (2,500+ students) and Rio Grande Regional Hospital (320+ beds, 60K ER visits/yr), driving steady daily traffic and ensuring a strong daytime population that supports nearby retail and services.
- ✓ **Proximity to Pharr-Reynosa International Bridge** – One of the nation's busiest commercial ports, it facilitates \$47B+ in annual trade and 3M+ commercial trucks annually, channeling substantial cross-border workforce, vendor, and logistics traffic directly into local retail corridors and amplifying purchasing power for surrounding businesses.
- ✓ **Tourism and Visitor Traffic** – Just 3 miles from McAllen International Airport (900,000+ annual passengers) and near Bert Ogden Arena (9,000 seats, hosting concerts, sports, and conventions), the site draws robust regional visitation. Within 2 miles, leading hotels including Marriott, Hilton, and Holiday Inn accommodate thousands of overnight guests, ensuring sustained visitor spending on shopping, dining, and entertainment.
- ✓ **Thriving Border City** - Pharr anchors the McAllen-Edinburg-Mission MSA—one of Texas' fastest-growing metros with 930,000+ residents and median household income rising to \$52,800—leveraging its prime U.S.-Mexico border position to fuel explosive growth in trade, logistics, manufacturing, and workforce expansion that supports vibrant retail and investment opportunities
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

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 PHARR, TX

## 7-Eleven

REVENUE  
\$81.3B

CREDIT RATING  
S&P: A

Stock Ticker  
SVNDY

LOCATIONS  
85,000+

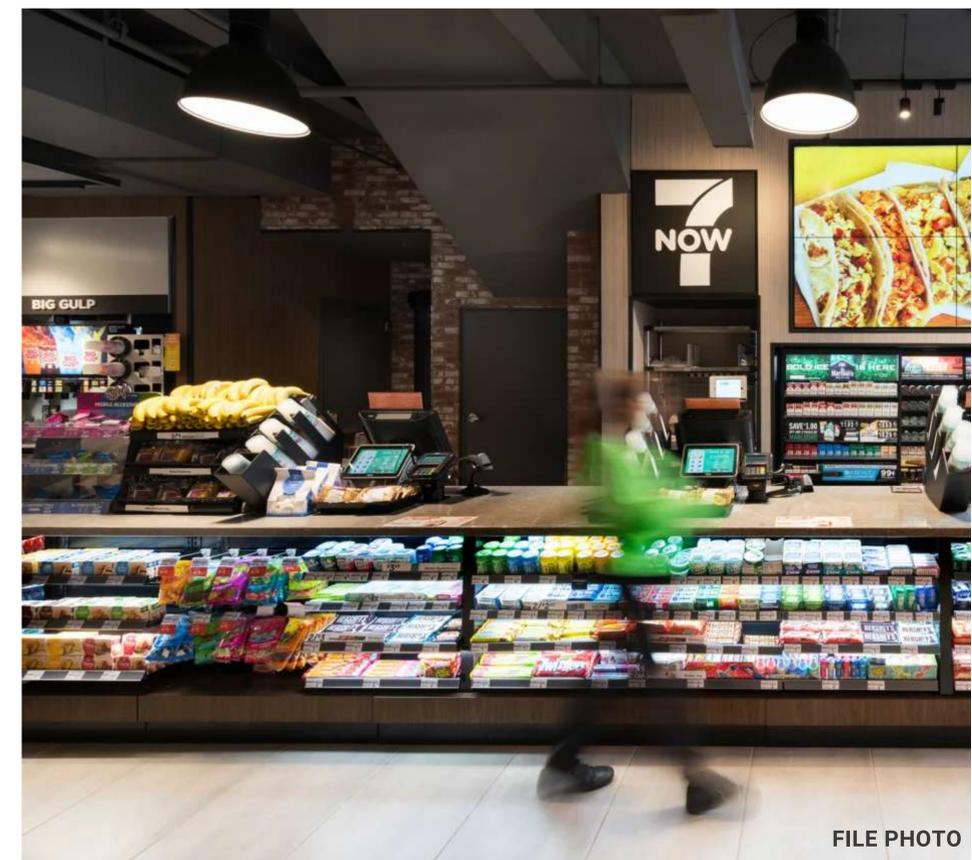


[7-eleven.com](http://7-eleven.com)

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.



FILE PHOTO



FILE PHOTO



FILE PHOTO

## IN THE NEWS

7-ELEVEN PHARR, TX

### 7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings' fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven's North American **c-store business** into its own public entity in the second half of 2026.

The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.

7-Eleven's plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550**.

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It's also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100**.

It's unclear if this will increase **7-Eleven's** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company's 2024 summary.

EXPLORE ARTICLE



### Seven & i Says It's Looking at Growth in New Regions

JANUARY 09, 2025 (NACS)

The retailer will 'accelerate expansion' and 'seek growth in markets worldwide' amid quarterly profit drop.

Seven & I Holdings, parent company of 7-Eleven, is **developing initiatives** to "unlock its North American **convenience-store** business's potential value as well as optimal capital relations with its banking unit," the Wall Street Journal reported today.

"The retail giant said it will accelerate expansion to new regions to **seek growth** in markets worldwide. ... The company plans to complete its **strategic restructuring** this fiscal year to **achieve profit growth** in the coming years, it said Thursday," wrote the WSJ.

Seven & i Holdings reported a drop in **quarterly net profit**, but "promised to complete restructuring and **seek further growth globally**" after facing buyout proposals from Alimentation Couche-Tard.

Last month, NACS Daily reported that Seven & I Holdings plans to open 500 new convenience stores in the United States and Canada in 2027

For the three months ending November 30, the company's net profit dropped **89%** from a year earlier to **11.39 billion** yen, equivalent to **\$71.9 million**, according to the WSJ.

Operating profit for its Japan-based convenience-store business "declined **8.7%** to **¥55.21 billion** due to lower revenue, higher rent and utility expenses. ... [Yet] Seven & i Holdings kept its revenue and net profit forecasts for the fiscal year ending February. It expects revenue to grow **3.5% to ¥11.879 trillion** but net profit to drop **27% to ¥163.00 billion**," wrote the Journal.

"A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i's strategy to grow to **100,000 stores** in **30 countries** and regions by 2030," according to Reuters.

EXPLORE ARTICLE



# LEASE OVERVIEW

7-ELEVEN PHARR, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Projected Rent Commencement	4/1/2026 (Estimated)
Projected Rent Expiration	3/31/2041 (Estimated)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent Years 1-5	\$386,487.00
Annual Rent Years 6-10	\$415,473.48
Annual Rent Years 11-15	\$446,634.00
Option 1	\$480,131.64
Option 2	\$516,141.48
Option 3	\$554,852.04
Option 4	\$596,466.00

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.



# BONUS DEPRECIATION

7-ELEVEN PHARR, TX

## 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.



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. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.

JACKSON ELEMENTARY SCHOOL (566 STUDENTS)

STONWOOD DOMIT APARTMENTS (77 UNITS)

2500 N MCCOLL APARTMENTS (142 UNITS)

**SUBJECT PROPERTY**  
2800 N. JACKSON RD.

ALLEN & WILLIAM ARNOLD ELEMENTARY SCHOOL (641 STUDENTS)

PSJA NORTH EARLY COLLEGE HIGH SCHOOL (2,229 STUDENTS)

TAMARACK APARTMENTS - TAMARACK REALTY INC (100 UNITS)

CATHEY MIDDLE SCHOOL (829 STUDENTS)

JACKSON PLACE APARTMENTS (288 UNITS)

WEST SIOUX ROAD ±10,706 VPD

LYNDON B. JOHNSON MIDDLE SCHOOL (971 STUDENTS)

RAUL LONGORIA ELEMENTARY (581 STUDENTS)

PECAN BOULEVARD ±23,651 VPD

501 JASMINE VILLAS (246 UNITS)

Commercial Retailers:

- IKEA
- WORLD MARKET
- CRUNCH
- T.J. maxx
- Academy SPORTS+OUTDOORS
- Burlington
- ROSS DRESS FOR LESS
- CINEMARK
- Pollo Loco
- five BELOW
- Bath&BodyWorks
- cricket
- FARMERS INSURANCE

495 TEXAS

ups

DANIEL RAMIREZ ELEMENTARY (484 STUDENTS)

tropical CAFE

DOLLAR GENERAL

MCALLEN MEMORIAL HIGH SCHOOL (2,060 STUDENTS)

LAS PALMAS APARTMENTS (50 UNITS)

NISSAN

LACKS FURNITURE State Farm

Southern Tire Mart

signdepot

U-HAUL

TEXAS THRIFT

identipak

UniFirst

Home Goods:

- THE HOME DEPOT
- McDonald's
- ASHLEY
- Staples
- DOLLAR TREE

NORTH JACKSON ROAD ±27,332 VPD

FURNITURE ROW

83

INTERSTATE TEXAS 2

MPWR ELECTRICAL SERVICE

enterprise

Intoxalock IGNITION INTERLOCK

Valero

tricolor

±23,651 VPD

DQ

Ford

BUSINESS 83

TOPGOLF

TOYOTA Ford

HYUNDAI

HONDA

AMERICAS

±103,080 VPD

PAPPADEAUX

WOODSPRING SUITES

cricket metro

stripes

Hermes Music M. RIVAS

PSJA BUCKNER BUILDING BLOCKS ACADEMY (104 STUDENTS)

BUELL CENTRAL HIGH SCHOOL (92 STUDENTS)

FirstCash

O'Reilly AUTO PARTS

EGAP

at home

281

cricket metro

WHATABURGER

FOOD BANK

O'Reilly AUTO PARTS

signdepot

DOLLAR GENERAL

Comfort INN & SUITES

SUNOCO

UTILITY

Trusted Self Storage PROFESSIONALS

DOGGETT FREIGHTLINER

CITY OF PHOENIX

STEWART STEVENSON

tropical CAFE

CAJALACKS

ESTES

StuccoMart Steel Mart

U-HAUL

United Rentals

UNIVERSAL

ASPEN HEALTHCARE

STOP CALORIE STORAGE

GRAINGER

JEAN'S RESTAURANT SUPPLY

ESE

Upbring

stripes

AMERICAN

±23,651 VPD

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FirstCash

## SITE OVERVIEW

7-ELEVEN PHARR, TX

 Year Built | 2026

 Building Area | ±4,816 SF

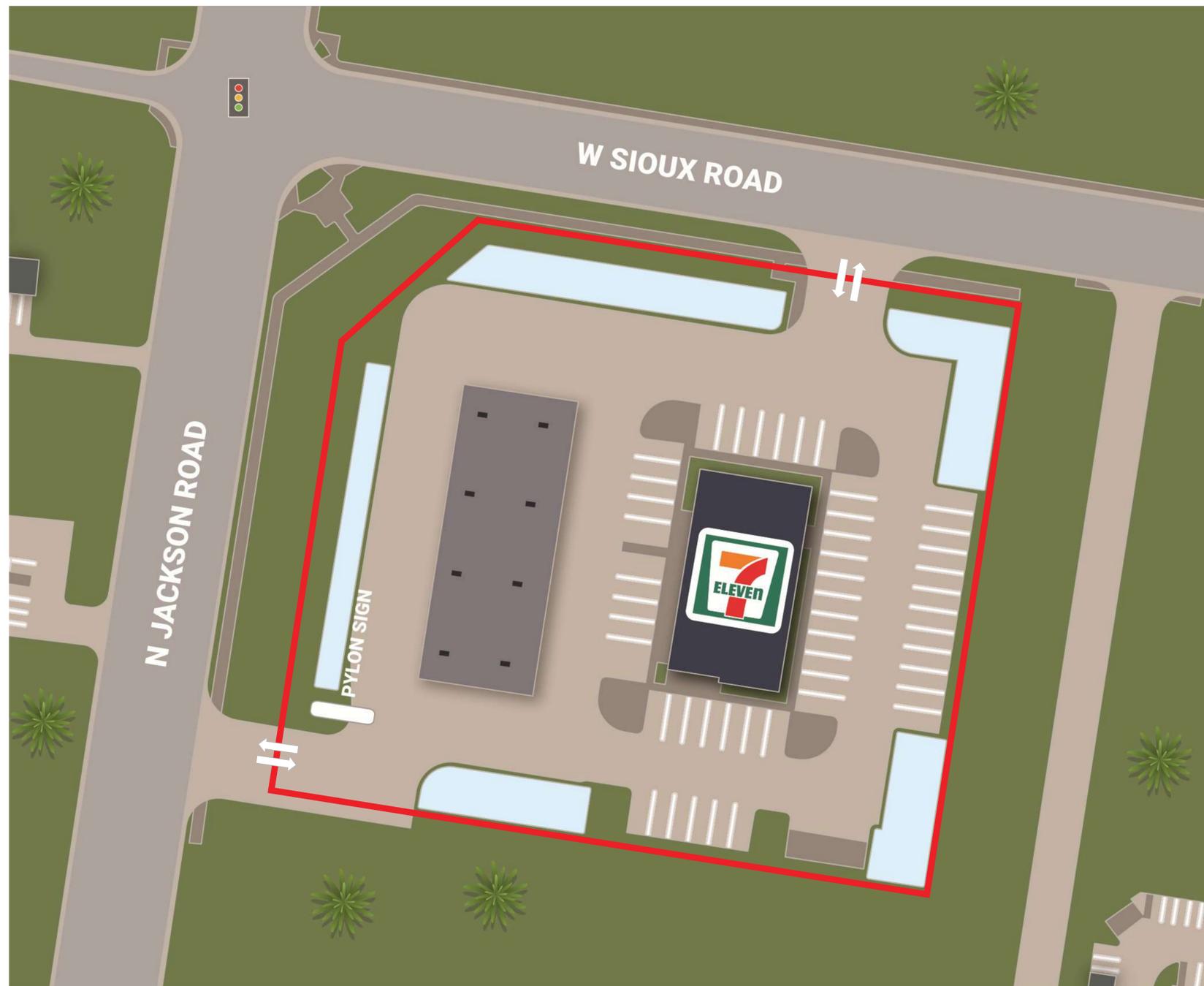
 Land Area | ±1.74 AC

 Pumps | 8

 Fueling Positions | 16

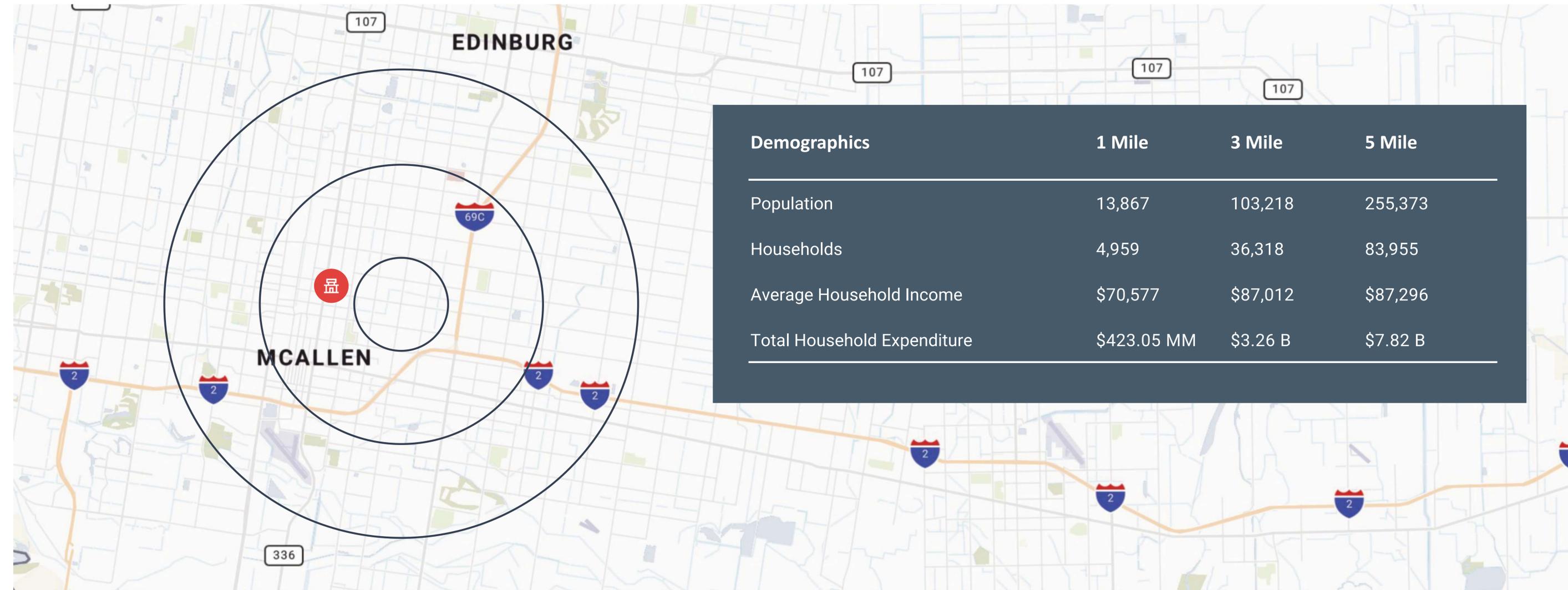
### NEIGHBORING RETAILERS

- Cinemark
- IKEA
- Five Below
- Bath & Body Works
- Ross Dress for Less
- T.J. Maxx
- Academy Sports + Outdoors
- Ashley Store
- Staples
- The Home Depot



# LOCATION OVERVIEW

7-ELEVEN PHARR, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Pharr-San Juan-Alamo ISD (4,644)
2. City of Pharr (900)
3. Maximus (547)
4. Juniors Meat Market (450)
5. Walmart (400)
6. Atento Contact US Teleservices (360)
7. Dragados (350)
8. VDP Healthcare (333)
9. HEB (300)
10. Lack's Valley Store Ltd (230)

# LOCATION OVERVIEW

7-ELEVEN PHARR, TX

Pharr  
Texas

81,790+  
Population

\$52,814  
Median Household Income



Below National Average  
Cost of Living

18%

Annual Trade Through  
Pharr-Reynosa  
International Bridge

\$47 B

**Pharr, Texas is a dynamic and fast-growing city in Hidalgo County, strategically located in the Rio Grande Valley along the U.S.–Mexico border.**

With an estimated 2026 population of approximately 81,790, Pharr functions as a key economic, cultural, and logistics hub for South Texas and northern Mexico.

**Pharr, TX, a thriving Rio Grande Valley hub of 81,000+ residents, powers \$47B+ in annual U.S.-Mexico trade via its world-class Pharr-Reynosa International Bridge.**

The city's position is reinforced by the Pharr-Reynosa International Bridge, one of the busiest commercial land ports on the southern border, which supports multi-billion-dollar annual trade flows and serves as a primary gateway for fresh produce and industrial goods moving between the U.S. and Mexico.

Pharr's economy is anchored by logistics, advanced manufacturing, healthcare, retail, and education. The Pharr–San Juan–Alamo Independent School District (PSJA ISD) is the largest employer with roughly 4,700 employees, highlighting the community's emphasis on education and public service. Other major employers include the City of Pharr, Maximus, Walmart, and a growing cluster of transportation, warehousing, and cold-storage operators tied directly to cross-border commerce. Pharr continues to attract residents and businesses with a cost of living that remains well below the U.S. average, competitive housing costs, and a pro-business regulatory environment. Local leadership is actively investing in infrastructure, including bridge enhancements, industrial park development, roadway improvements, and broadband upgrades, all aimed at supporting long-term growth. Backed by a young, bilingual workforce and its central location within the expanding McAllen–Edinburg–Mission MSA, Pharr is well-positioned for continued expansion in logistics, manufacturing, retail, and international trade. This blend of economic vitality, affordability, and strategic binational connectivity makes Pharr an ideal setting for business investment and a thriving community for residents.

# IN THE NEWS

## 7-ELEVEN PHARR, TX

### Investment, Logistics, and Development Drive Economic Momentum in Pharr, Texas

JANUARY 5, 2026 (PROTEXAS INDUSTRY)

The performance achieved during the year enabled the consolidation of multiple projects currently at different stages of development, creating continuity between 2025 and 2026 and strengthening the city's long-term economic planning.

During 2025, Pharr EDC secured more than \$500 million in confirmed investment and is managing a development pipeline approaching \$1 billion by early 2026. The projects include new industrial warehouses, logistics centers, commercial developments, and multifamily construction that diversify the city's tax base and employment base.

EXPLORE ARTICLE



### Pharr EDC Closes 2025 With Strong Investment Pipeline

JANUARY 11, 2026 (MEXICO BUSINESS NEWS)

During 2025, Pharr EDC attracted more than US\$500 million in confirmed investment, Pérez said.

Officials report a broader portfolio of industrial, logistics, commercial, and service-sector developments currently under construction or in advanced negotiation that could bring total cumulative investment close to \$1 billion by early 2026. Strong interest from U.S. and Mexican companies is being supported by bridge infrastructure improvements, available industrial land, and streamlined permitting processes that continue to position Pharr as a strategic landing point for cross-border trade and logistics investment.

EXPLORE ARTICLE



### Pharr 2025: A Leader of Transformation, Innovation, and Growth

JANUARY 23, 2025 (TEXAS BORDER BUSINESS)

Pharr, Texas, is transforming remarkably, solidifying its position as a regional leader in innovation, economic development, and community wellness.

The city's growth is supported by the Pharr International Bridge, one of the most important commercial crossings between the United States and Mexico, which connects trade flows to more than 90 countries. Ongoing infrastructure investments and capacity expansions are expected to significantly increase freight movement while attracting logistics, manufacturing, and service-sector employers that continue to strengthen the regional economy and expand the consumer base throughout the Pharr trade area.

EXPLORE ARTICLE



### Pharr City Report for 12/15/2025

DECEMBER 16, 2025 (CITY OF PHARR)

The Pharr City Commission approved, on first reading, an ordinance adopting the "Our Pharr Our Future 2035" Comprehensive Plan as the official Comprehensive Master Plan of the City of Pharr.

The long-range planning framework establishes policy direction for land use, housing growth, transportation investment, and economic development throughout the city and its extraterritorial jurisdiction. By coordinating infrastructure investment with new residential and commercial development corridors, the plan positions Pharr to manage continued population growth while supporting retail, service, and employment centers that expand the city's long-term economic base.

EXPLORE ARTICLE



### Pharr City Report for 1/20/2026

JANUARY 25, 2026 (CITY OF PHARR)

Year-to-date sales tax collections increased by 4.28% compared to December 2024, while December collections alone rose by 10.08% over the same month last year.

The report indicates fiscal year 2025–2026 sales tax collections are up 6.80% year-to-date, reflecting strong consumer spending across the city's retail and service sectors. Rising taxable sales, combined with ongoing development activity and infrastructure investment, highlight continued economic momentum in the local trade area and reinforce the strength of neighborhood retail centers and convenience-oriented commercial corridors throughout Pharr.

EXPLORE ARTICLE



### Judge Cortez Highlights Finances, Infrastructure, and Regional Growth in 2025 State of the County

OCTOBER 9, 2025 (TEXAS BORDER BUSINESS)

For the first time in more than a decade, Hidalgo County delivered a State of the County address on October 8, 2025, at the McAllen Convention Center.

During the address, County Judge Richard Cortez reported that Hidalgo County's population now exceeds one million residents while the county maintains a stable tax rate and growing financial reserves. The update highlighted continued investment in infrastructure, public safety, and regional economic initiatives designed to strengthen the area's position as a gateway for trade between Texas, Mexico, and the broader United States economy.

EXPLORE ARTICLE



### Texas & Metropolitan Area Economic Growth

JULY 30, 2025 (TEXAS BORDER BUSINESS)

The McAllen-Edinburg-Mission economy is expected to continue to see broad-based hiring, with a five-year gain of 30,000 net new jobs despite some of the challenges confronting the border region.

Economic forecasts indicate the region's job growth will be driven by expanding trade, logistics, healthcare, and service industries. The diversified employment base supports continued population growth, household formation, and consumer spending throughout the metropolitan area. These trends reinforce long-term demand for daily-needs retail and convenience-oriented properties located along major commuter and trade corridors serving the Pharr trade area.

EXPLORE ARTICLE



### Metro Magnets: Job Growth Forecast Highlights McAllen-Edinburg-Mission MSA

DECEMBER 25, 2025 (SAN MARCOS RECORD)

Growth is also expected in the McAllen-Edinburg-Mission MSA, adding 181,000 new jobs at a yearly rate of 1.53% over the forecast period.

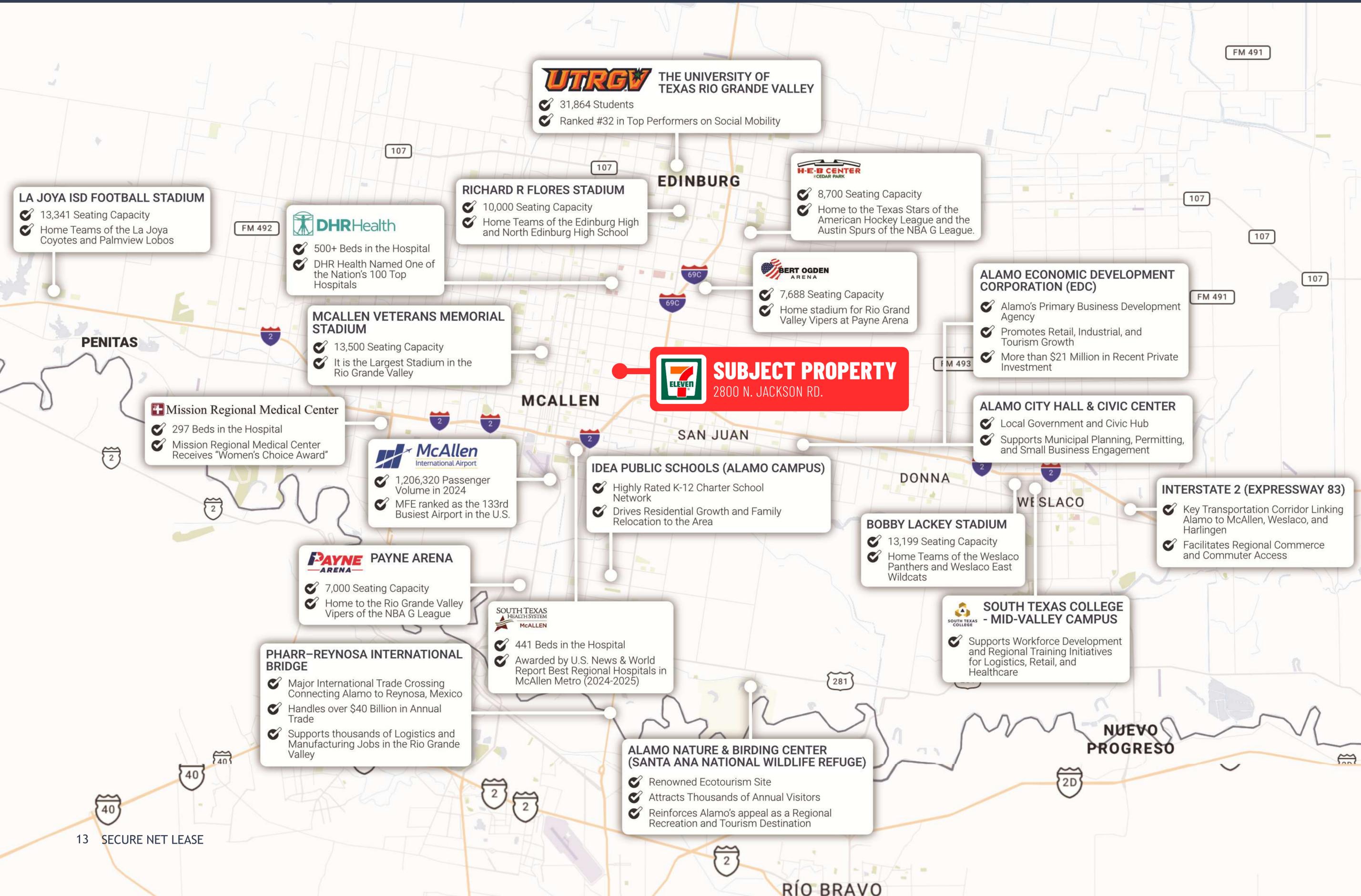
The long-term outlook ranks the South Texas border metro among markets positioned for sustained employment and population growth driven by international trade, logistics, healthcare, and service industries. Expanding job opportunities and workforce migration are expected to increase regional consumer demand and strengthen the economic foundation supporting retail corridors, fuel stations, and neighborhood commercial centers throughout the Pharr trade area.

EXPLORE ARTICLE



# METRO NAME

7-ELEVEN PHARR, TX



**UTRGV** THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY

- 31,864 Students
- Ranked #32 in Top Performers on Social Mobility

**LA JOYA ISD FOOTBALL STADIUM**

- 13,341 Seating Capacity
- Home Teams of the La Joya Coyotes and Palmview Lobos

**DHRHealth**

- 500+ Beds in the Hospital
- DHR Health Named One of the Nation's 100 Top Hospitals

**RICHARD R FLORES STADIUM**

- 10,000 Seating Capacity
- Home Teams of the Edinburg High and North Edinburg High School

**H-E-B CENTER** CEDAR PARK

- 8,700 Seating Capacity
- Home to the Texas Stars of the American Hockey League and the Austin Spurs of the NBA G League.

**BERT OGDEN ARENA**

- 7,688 Seating Capacity
- Home stadium for Rio Grand Valley Vipers at Payne Arena

**ALAMO ECONOMIC DEVELOPMENT CORPORATION (EDC)**

- Alamo's Primary Business Development Agency
- Promotes Retail, Industrial, and Tourism Growth
- More than \$21 Million in Recent Private Investment

**MCALLEN VETERANS MEMORIAL STADIUM**

- 13,500 Seating Capacity
- It is the Largest Stadium in the Rio Grande Valley

**7-ELEVEN SUBJECT PROPERTY**  
2800 N. JACKSON RD.

**ALAMO CITY HALL & CIVIC CENTER**

- Local Government and Civic Hub
- Supports Municipal Planning, Permitting, and Small Business Engagement

**Mission Regional Medical Center**

- 297 Beds in the Hospital
- Mission Regional Medical Center Receives "Women's Choice Award"

**McAllen International Airport**

- 1,206,320 Passenger Volume in 2024
- MFE ranked as the 133rd Busiest Airport in the U.S.

**IDEA PUBLIC SCHOOLS (ALAMO CAMPUS)**

- Highly Rated K-12 Charter School Network
- Drives Residential Growth and Family Relocation to the Area

**BOBBY LACKEY STADIUM**

- 13,199 Seating Capacity
- Home Teams of the Weslaco Panthers and Weslaco East Wildcats

**INTERSTATE 2 (EXPRESSWAY 83)**

- Key Transportation Corridor Linking Alamo to McAllen, Weslaco, and Harlingen
- Facilitates Regional Commerce and Commuter Access

**PAYNE ARENA**

- 7,000 Seating Capacity
- Home to the Rio Grande Valley Vipers of the NBA G League

**SOUTH TEXAS HEALTH SYSTEM - MCALLEN**

- 441 Beds in the Hospital
- Awarded by U.S. News & World Report Best Regional Hospitals in McAllen Metro (2024-2025)

**SOUTH TEXAS COLLEGE - MID-VALLEY CAMPUS**

- Supports Workforce Development and Regional Training Initiatives for Logistics, Retail, and Healthcare

**PHARR-REYNOSA INTERNATIONAL BRIDGE**

- Major International Trade Crossing Connecting Alamo to Reynosa, Mexico
- Handles over \$40 Billion in Annual Trade
- Supports thousands of Logistics and Manufacturing Jobs in the Rio Grande Valley

**ALAMO NATURE & BIRDING CENTER (SANTA ANA NATIONAL WILDLIFE REFUGE)**

- Renowned Ecotourism Site
- Attracts Thousands of Annual Visitors
- Reinforces Alamo's appeal as a Regional Recreation and Tourism Destination

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

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# TEXAS DISCLAIMER

7-ELEVEN PHARR, TX

## 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.