



New Corporate 7-Eleven (NNN)

22,974 VPD  
5,031 TPD\*\*  
S Cage Blvd

4,073 VPD\*  
208 TPD\*\*  
E Javelina Rd

\$8,508,153.14 / Cap Rate 5.25%



## PROPERTY DETAILS

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- Address: 3501 S. Cage Blvd, Pharr, TX 78577
- Pricing: \$8,508,153.14
- Cap Rate: 5.25% (Initial Term)
- Lease Term - 15 Years (NNN)
- Rent Increase - 7.5% Rent Bumps every 5 Years
- Rent Commencement: 3-18-25
- Lease Expiration: 3-31-2040

### TRAFFIC COUNTS

Cage Blvd	22,974 Vehicles / 5,031 Trucks Per Day
Javelina Rd	4,073 Vehicles / 208 Trucks Per Day



### AREA RETAILERS



## INVESTMENT SUMMARY

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven® stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® and Speedy Rewards® loyalty programs with more than 80 million members, place an order in the 7NOW® delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

### FINANCIALS 2024

TOTAL ASSETS	\$70.31 Billion
FISCAL YEAR REVENUE	\$80.27 Billion
FISCAL YEAR GROSS PROFIT	\$23.87 Billion
FISCLA YEAR NET INCOME	\$1.57 Billion
NUMBER OF U.S. STORES	12,800

RENT LEASE YEAR ANNUAL	RENT
1-5 (Initial Term)	\$446,678.04
6-10 (Initial Term)	\$480,178.80
11-15 (Initial Term)	\$516,192.24
16-20 (First Extended Term)	\$554,906.64
21-25 (Second Extended Term)	\$596,524.68
26-30 (Third Extended Term)	\$641,264.04
31-35 (Fourth Extended Term)	\$689,358.84
36-40 (Fifth Extended Term)	\$741,060.72

**CREDIT RATING: A**  
STANDARD AND POOR'S

## SITE SUMMARY

- Cage Blvd. is the main artery of Pharr, Texas, which is connected to Reynosa, Mexico, by the Pharr International Bridge.
- Handles over 36 Billion in trade per year.
- The expansion will double the capacity size later this year
- #1 border crossing in the U.S. for Produce
- 3rd Largest Trade Hub on the Texas-Mexico border

Pharr International has existed for 28 years and has grown to be the 3rd largest trade hub on the Texas- Mexico border. The Bridge measures 3.2 miles long and has the fastest commercial crossing time in the valley. The Pharr Bridge is the only full-service commercial crossing bridge in Hidalgo County and handles commercial and passenger-operated vehicles. The Bridge connects U.S. 281 to the City of Reynosa, Tamaulipas, and will soon be connected to the Industrial corridor leading straight to the San Fernando Blvd. and into CD. Victoria and San Luis Potosi. The Pharr International Bridge will become the starting point for the proposed I-69 Connector connecting three countries: Canada, the United States, and Mexico.

## DEMOGRAPHICS

2024



Population

1 Mile

5,303

3 Miles

67,579

169,406



Average Household  
Income

\$83,984

\$74,448

\$66,544



Households

1,705

20,844

53,089





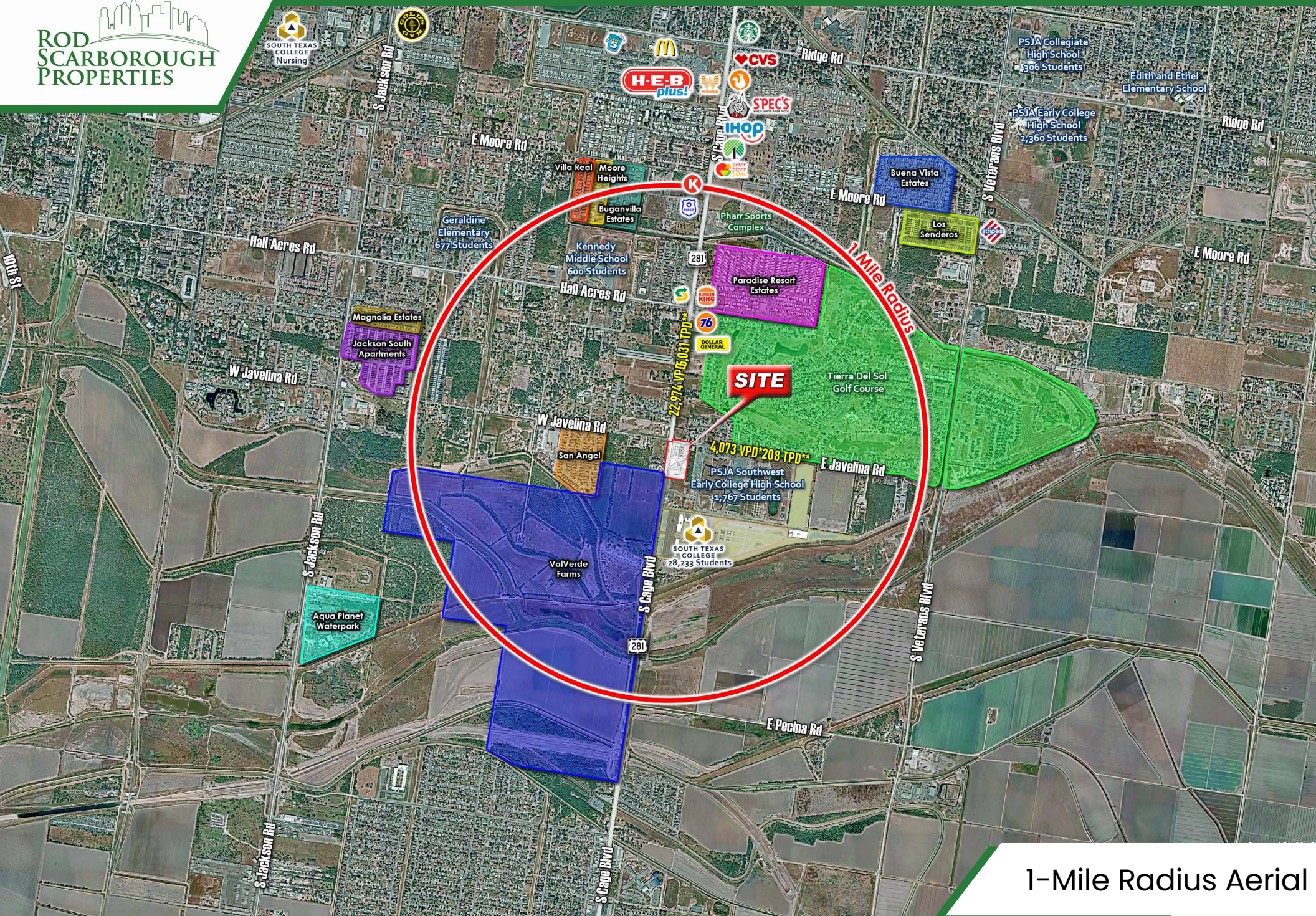


## Intersection Aerial

3501 S Cage Blvd | Pharr, TX 78577

1207 Antoine Dr.  
Houston, TX 77055





**1-Mile Radius Aerial**



Tierra Del Sol  
Golf Course

E Javelina Rd

PSJA Southwest  
Early College High School  
1,767 Students

SITE



4,073 VPD\*

208 TPD\*\*

18,008 VPD\* 4,703 TPD\*\*

281

S Cage Blvd

Pharr  
Plaza Hotel

Vic's  
Wreck Service

W Javelina Rd

281

S Cage Blvd

Oblique Aerial



