



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%

3501 S Cage Blvd | Pharr, TX 78577

## 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



5,300 sf Building / 5.9 Acres

### 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

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

<b>RENT LEASE YEAR ANNUAL</b>	<b>RENT</b>
<b>1-5 (Initial Term)</b>	\$446,678.04
<b>6-10 (Initial Term)</b>	\$480,178.80
<b>11-15 (Initial Term)</b>	\$516,192.24
<b>16-20 (First Extended Term)</b>	\$554,906.64
<b>21-25 (Second Extended Term)</b>	\$596,524.68
<b>26-30 (Third Extended Term)</b>	\$641,264.04
<b>31-35 (Fourth Extended Term)</b>	\$689,358.84
<b>36-40 (Fifth Extended Term)</b>	\$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	3 Miles
Population	5,303	67,579
		169,406



Average Household Income

\$83,984	\$74,448	\$66,544
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Households

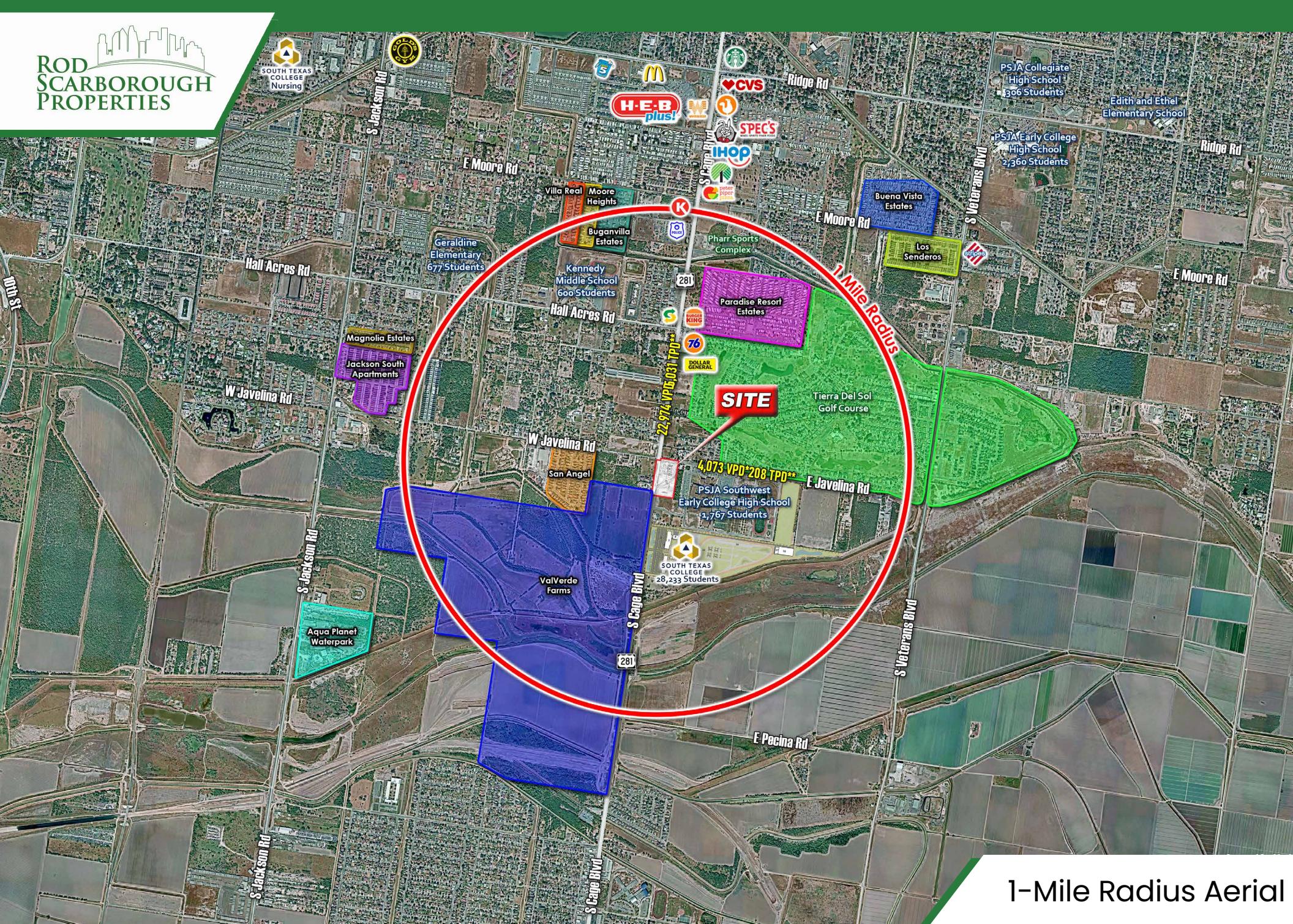
1,705	20,844	53,089
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Intersection Aerial

3501 S Cage Blvd | Pharr, TX 78577



Tierra Del Sol  
Golf Course

PSJA Southwest.  
Early College High School  
1,767 Students

**SITE**

4,073 VPD\*

208 TPD\*\*

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

281

Pharr  
Plaza Hotel

281

S Cage Blvd

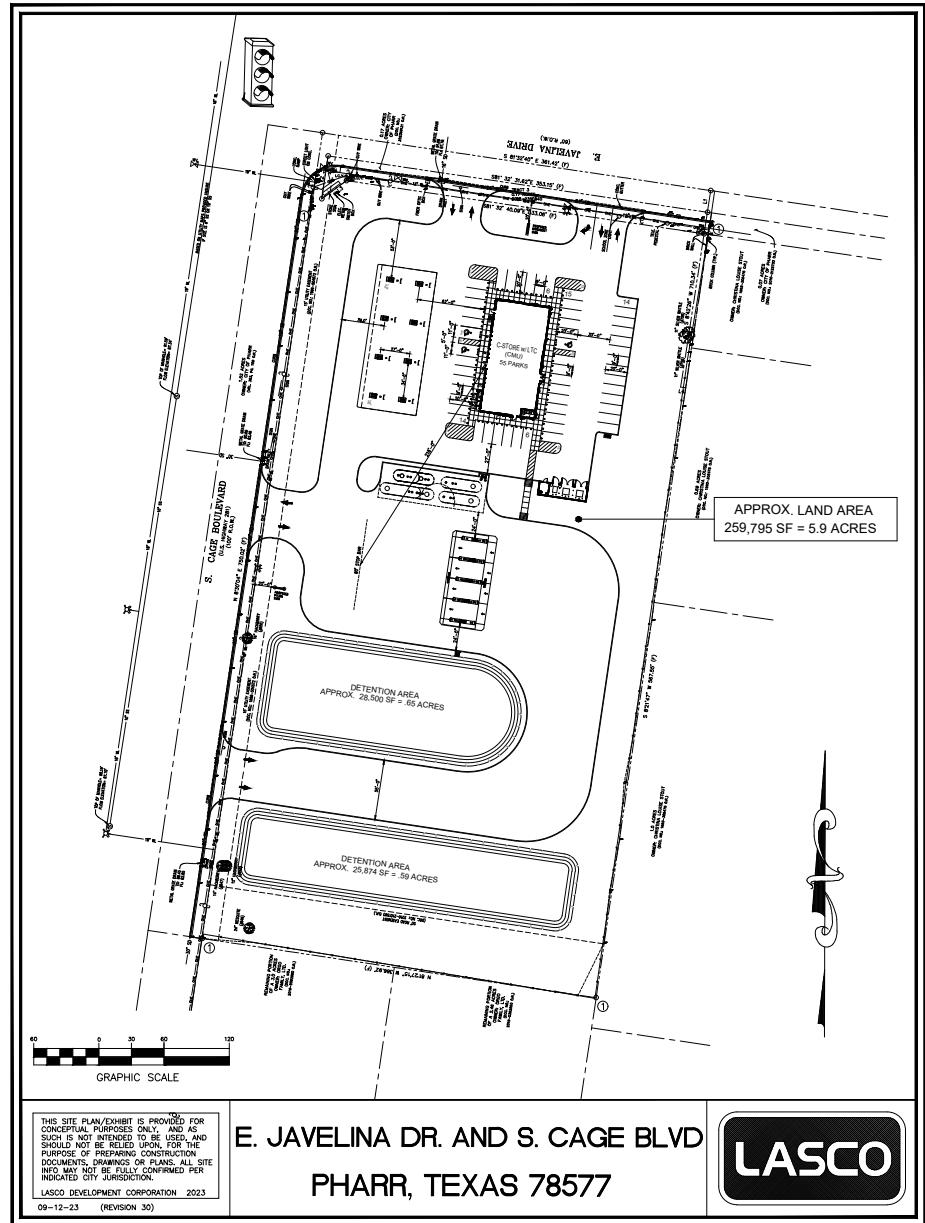
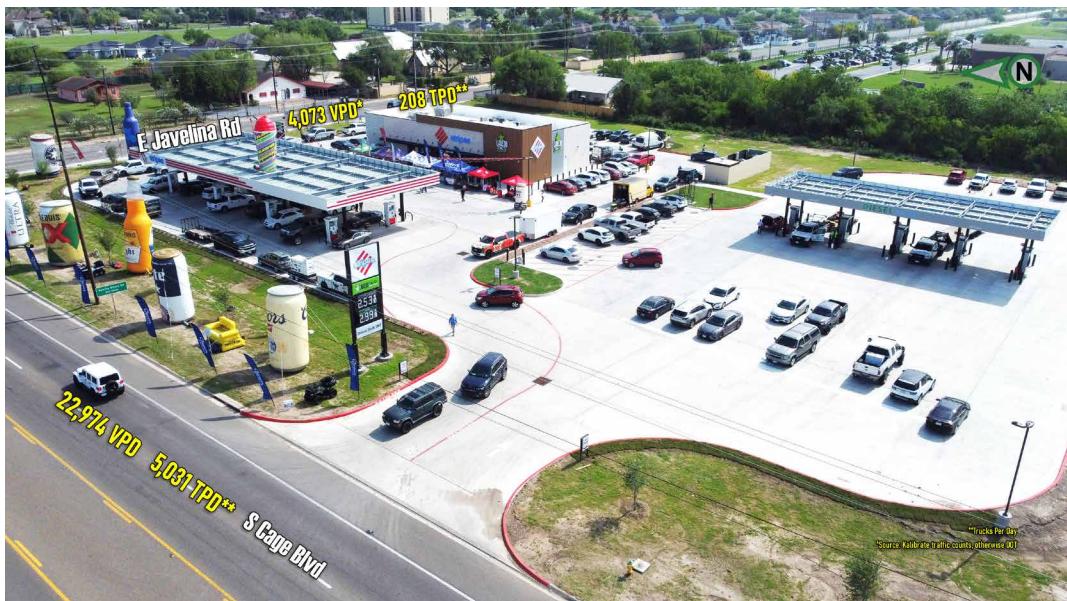
W Javelina Rd

Vic's  
Wreck Service

S

Oblique Aerial

3501 S Cage Blvd | Pharr, TX 78577



## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

#### Rod Scarborough

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	53244	rod@rsproperties.org	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone