

# 7-ELEVEN®

## 7900 BOCA CHICA BLVD

Brownsville, Texas





## Contact

**TEDDY LEONARD**

*Managing Principal*

**P:** 512.573.0101

**E:** teddy@stonecliffre.com

TX Lic: 631339





SECTION 01

# EXECUTIVE SUMMARY



## THE OFFERING

**Stonecliff is pleased to offer for sale** this fee-simple 7-Eleven investment opportunity with several compelling factors driving its value. Anchored by a new 15-year absolute NNN lease with 7-Eleven, this property offers stability, zero landlord responsibilities, and attractive rental increases. The tenant's corporate guarantee underscores their commitment to the site, while the inclusion of the Laredo Taco concept adds a popular foodservice component to the convenience store model, attracting a consistent flow of customers.

Strategically located just 20 minutes from SpaceX's Starbase, a cutting-edge hub for aerospace development, the property benefits from its proximity to a rapidly growing industrial complex that has become a magnet for high-tech investment, tourism, and employment. Additionally, the site is only five minutes from the Port of Brownsville, a key economic driver and one of the largest land-owning public ports in the nation. The port is undergoing significant development, including a \$6 billion LNG export facility that is expected to generate over 40,000 jobs and further stimulate the local economy.





# INVESTMENT OVERVIEW

## Offering

<b>Pricing</b>	\$6,200,000
<b>Net Operating Income</b>	\$310,788
<b>Cap Rate</b>	5.00%

## Property Specifications

<b>Property Address</b>	7900 Boca Chica Boulevard Brownsville, Texas 78521
<b>Rentable Area</b>	4,842 SF
<b>Land Area</b>	2.12 AC
<b>Year Built</b>	2023
<b>Tenant</b>	7-Eleven
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	13+ Years
<b>Increases</b>	10% in Year 11 & Every Option Period
<b>Options</b>	5 X 5-Year
<b>Rent Commencement</b>	7/1/2023
<b>Lease Expiration</b>	7/31/2038



# INVESTMENT HIGHLIGHTS

## Newer 15-Year Lease | Scheduled Rent Increases | Corporate Guarantee | Absolute NNN

- 7-Eleven signed a 15-year lease in 2023 (13+ Years Remaining) with five, 5-year options to extend
- Corporate Guarantee: Backed by 7-Eleven, Inc., the leader in the convenience retailing industry
- No Landlord Responsibilities: Absolute NNN lease ensures tenant covers all taxes, insurance, CAM, and maintenance, making this a management-free, passive investment
- Steady Income Growth: Features a 10% rental increase in Year 11 and every five years during renewal options, offering a reliable hedge against inflation

## Prime Location | Strong Traffic Counts | SpaceX Starbase | Port of Brownsville

- High Visibility & Traffic Counts: Hard corner location at a signalized intersection on Boca Chica Boulevard, with over 40,000 vehicles per day
- 20 Minutes from SpaceX Starbase: Positioned near SpaceX's state-of-the-art facility, a global hub for aerospace innovation and a magnet for high-tech professionals, tourism, and related industries
- 5 Minutes from the Port of Brownsville: The Port, one of the largest land-owning public ports in the nation, supports billions in annual trade and serves as a crucial link for manufacturing and logistics.
- Upcoming LNG Facility: The nearby \$6 billion Texas LNG project will generate 40,000+ jobs, boosting local economic activity and increasing demand for commercial amenities like 7-Eleven

## Fast Growing City | Economic Strengths | SpaceX Headquarters Relocation

- Rapidly Growing City: Brownsville is the largest city in the lower Rio Grande Valley, with a population of over 190,000 and a projected rise in households and income levels.
- Economic Strength: As a hub for international trade, manufacturing, and logistics, Brownsville benefits from low labor costs, robust infrastructure, and strong cross-border ties with Mexico.
- SpaceX Headquarters Relocation: SpaceX's decision to move its corporate headquarters to Starbase underscores the region's growing prominence in technology and space exploration.

## Top Performing Store | Features a Laredo Taco | 8 MPDS

- The location is ranked in the 88th percentile of all 7-Elevens across the country (Placer.AI)
- The location features a Laredo Taco, increasing inside store sales of the location and drawing additional customers
- There are 8 MPDS (16 pumps) at this location



# RENT ROLL

LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>7-Eleven</b>	4,842 SF	7/1/2023	7/31/2038	-	-	\$25,899	\$310,788	5 X 5-Year
(Corporate Guaranty)				Years 11-15	10%	\$28,489	\$341,866	
						10% Thereafter in Option Periods		

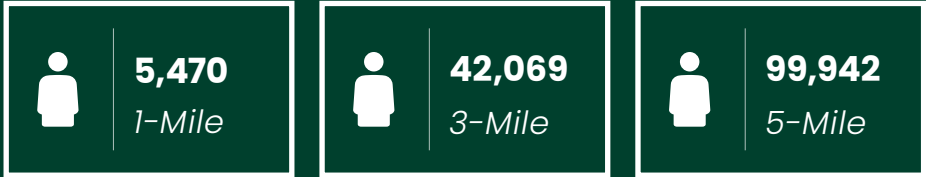




# DEMOGRAPHICS



## POPULATION (RADIUS)



## AVERAGE HOUSEHOLD INCOME



\*2022 Estimates - Costar



# 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.

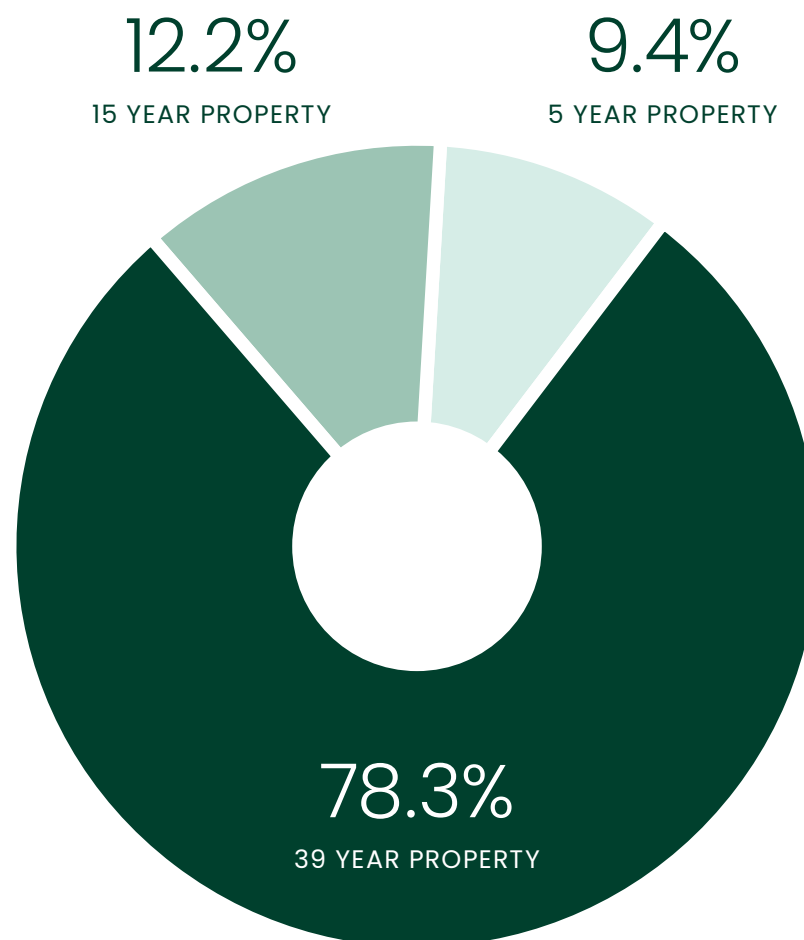
**FIRST YEAR SAVINGS: \$1,832,221**

**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



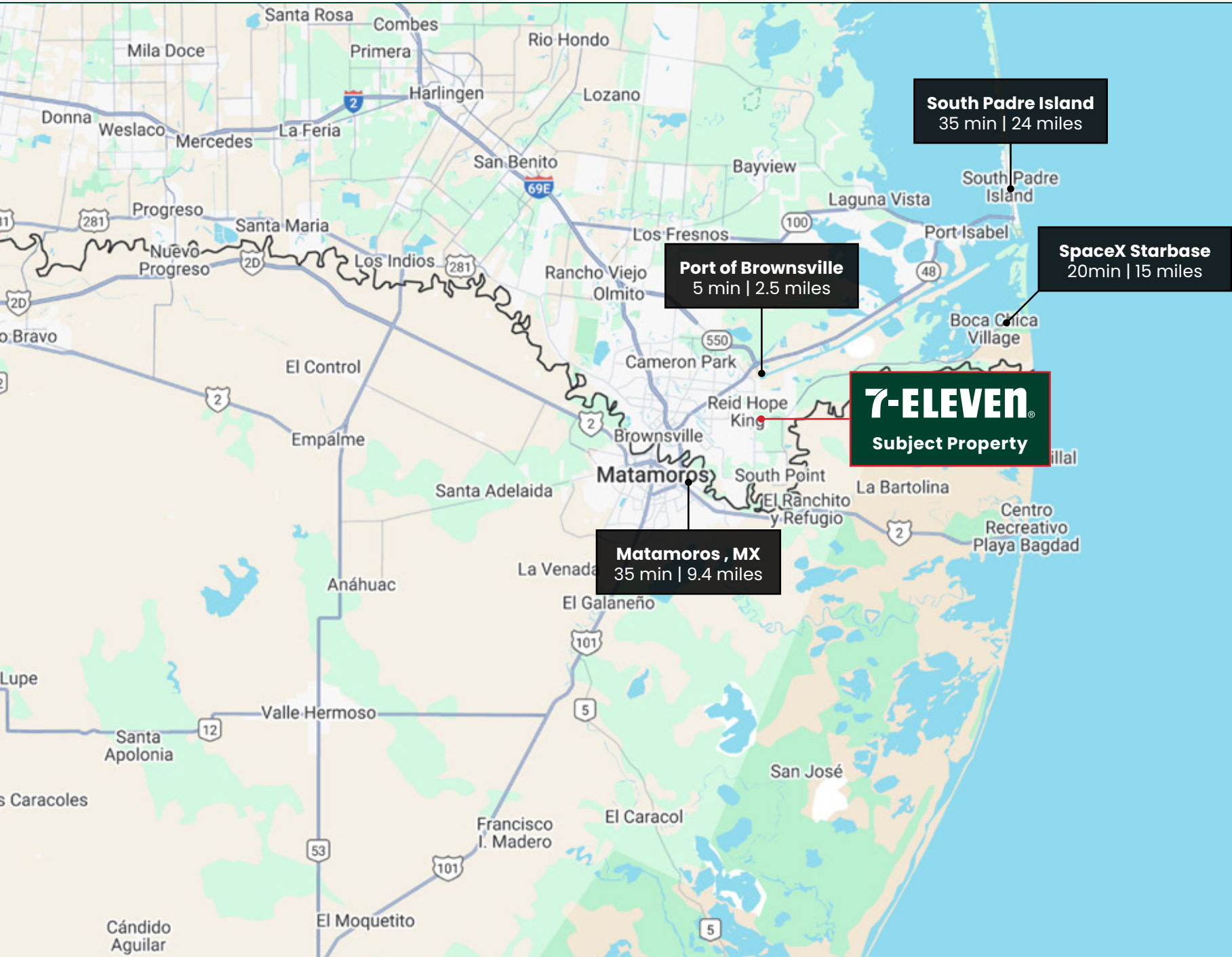
SECTION 02

# PROPERTY OVERVIEW





# LOCATION MAP



# SITE PLAN / PROPERTY DETAILS

**4,842**

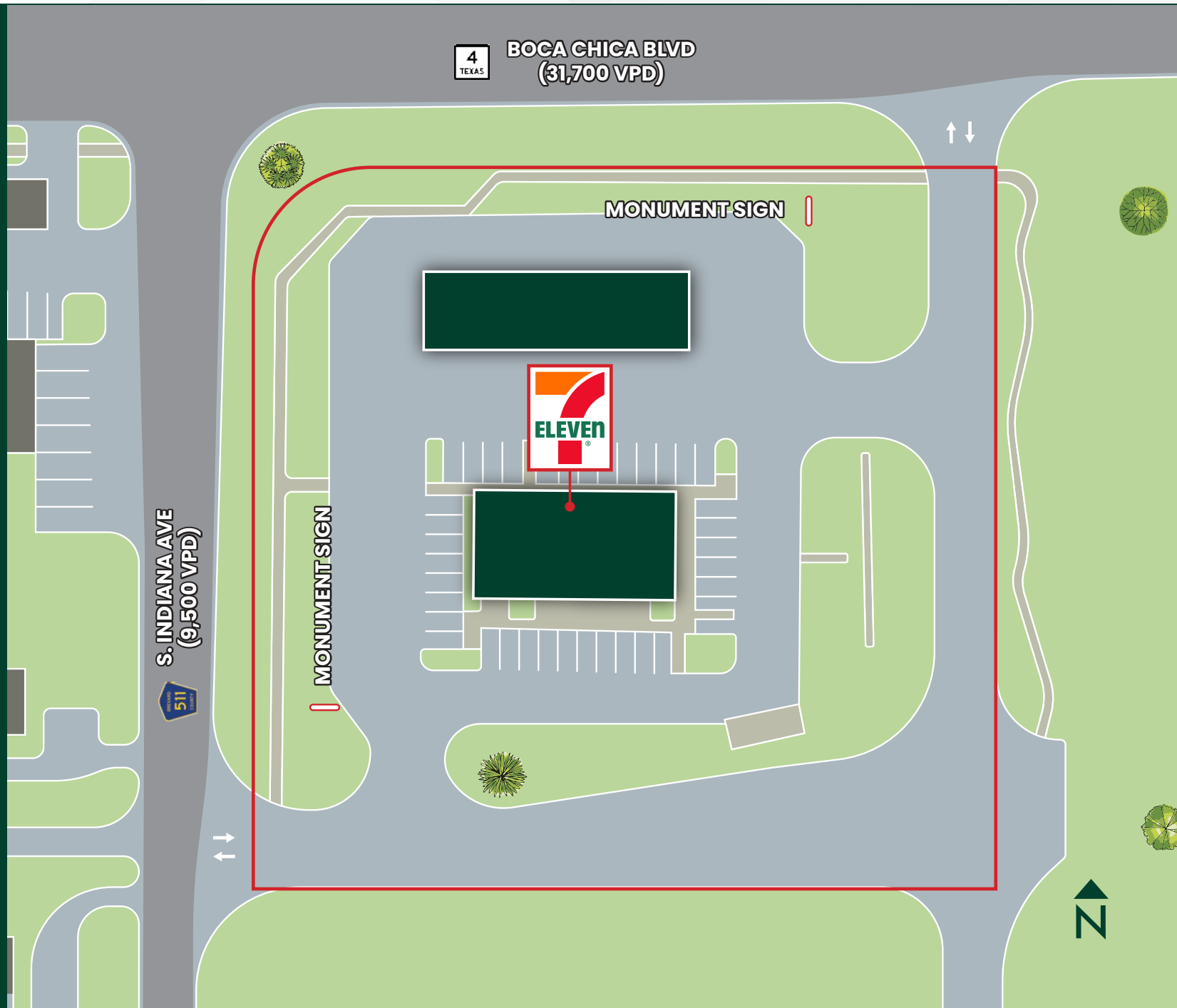
Square Feet

**2.12**

Acres

**2023**

Year Built





# AERIAL



**FAMILY DOLLAR**

**O'Reilly**  
AUTO PARTS

BOCA CHICA BLVD  
(31,700 VPD)

**DOLLAR GENERAL**

**BROWNSVILLE SOUTH  
PADRE ISLAND  
INTERNATIONAL AIRPORT**

**EST. 5,200 FLIGHTS PER  
YEAR**

**7-ELEVEN®**  
Subject Property

SOUTH INDIANA AVE  
(9,500 VPD)





## CURRENT PHOTOS





SECTION 03

# TENANT PROFILE



## TENANT OVERVIEW



### FOUNDED IN 1927

*Dallas, Texas*

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.

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.

### QUICK FACTS:

**78,000+**

Stores Globally  
- 18 countries  
and regions

**Irving, TX**

Headquarters

**A**

(S&P)

**Baa2**

(Moody's)

Credit Rating

**SVNDY**

Stock Ticker





SECTION 04

# MARKET OVERVIEW



## LOCATION OVERVIEW



## Brownsville Texas

Brownsville, Texas, stands as a city of immense potential and unparalleled opportunity, blending its rich cultural heritage with forward-looking innovation. Nestled on the southernmost tip of the United States, where the Rio Grande meets the Gulf of Mexico, Brownsville boasts a strategic location that has long made it a vital hub for trade, commerce, and cultural exchange. Its proximity to the Mexican border and access to key shipping routes via the Port of Brownsville—one of the largest ports in the U.S. by land area—position the city as a crucial player in international trade. The port facilitates billions in economic activity annually, supporting industries such as manufacturing, logistics, and energy, including the growing liquefied natural gas (LNG) sector, which promises significant expansion and job creation in the coming years.

Adding to its economic allure is SpaceX's Starbase, a groundbreaking facility located just outside the city. This state-of-the-art site has transformed Brownsville into a global focal point for aerospace innovation, attracting skilled professionals, fostering high-tech development, and igniting a surge in ancillary businesses. As SpaceX continues its ambitious push toward making interplanetary travel a reality, the region is poised to benefit from a long-term influx of investment, talent, and tourism, further diversifying and strengthening its economy. Brownsville also offers a competitive cost of living, making it an attractive destination for both families and businesses. The city's affordable real estate market, coupled with its incentives for economic development, creates a fertile environment for investors looking to capitalize on its upward trajectory.







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