

SINGLE TENANT ABSOLUTE NNN

C-Store & Gas Station Investment Opportunity



(S&P: A)

Oversized Parcel (2.69 AC) | Multiple Points of Access | Corporate Guaranty

QUALIFIES FOR
100% BONUS
DEPRECIATION

7677 Gessner Road

HOUSTON TEXAS

ACTUAL SITE





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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



Southern Star Unlimited
 Roca
 B4 LUMBER
 CE
 Baker Hughes
 Spirited Ice

Builders FirstSource
 VLC
 FRESH PAK
 COOPER MACHINERY SERVICES
 BATHS OF AMERICA
 RahrBSG

STELLAR COMMERCIAL ROOFING
 Rinker MATERIALS
 A QUIKRETT COMPANY
 A QUIKRETT COMPANY
 FREEDOM WATERWORKS
 NOV

gulf pacific
 SRS BUILDING PRODUCTS

HONDA
 Bray
 PENSKE
 STRESS ENGINEERING SERVICES INC.
 CAMERON ASHLEY BUILDING PRODUCTS

FedEx
 mahindra
 TESLA

ACT PIPE & SUPPLY
 THORNTREE OUTLET
 EagleBurgmann

HESSELBEIN TIRE
 Post Elementary School
 Jersey Village High School
 SAM HOUSTON TOLLWAY
 148,600 VPD

Ford
 Mazda
 KIA
 Mazda
 ExtraSpace Storage

SUBARU
 Northwest Village
 ROSS DRESS FOR LESS
 9ROUND KICKBOXING FITNESS
 SPEC'S HARD SPICES-TEA HOUSE
 HARBOR FREIGHT
 DOLLAR TREE

sam's club
 HYUNDAI
 TOYOTA
 enterprise
 CHEVROLET

23,600 VPD
 8

Shaw
 wesco
 MCM OIL TOOLS
 TDP BAKERY
 SAFESITE
 ahum Furniture Service
 CSGI CORPORATION
 HARTWIG
 XGS

Custom Hand Car Wash



GESSNER RD 16,000 VPD

PHILIPPINE ST 7,200 VPD





GREATER UPTOWN

Office DEPOT
OfficeMax
Warehouse

H-E-B
Distribution Center

Memorial City Mall
TARGET
macy's
Dillard's

MOORE Supply Co.
JOHNSTONE SUPPLY
HD SUPPLY
Pep Boys
Auto Service & Tires
UPS

Spitzer
reecer
SPACEMANAGER
Drilltech
Concentra

DHPACE
Favorite
Reliable
SUMMIT
Winsupply
KEITH

Harmony School of Excellence
Harmony School of Excellence-Houston

COURTYARD
SECURITY
DAILY THERMETRICS
SOUTHWEST GLASS

Hilton Garden Inn
FleetPride
ARMSTRONG

USPS.COM
LINDSEY'S FURNITURE
WFE
EUI

Custom Hand Car Wash

MISTRAS
SAFECO
COVERALL
SERVICE EXPRESS
ERDOSMILLER
Barefoot Mosquito & Pest Control
easycare
SERVICE
SunTek

7
ELEVEN

PHILIPPINE ST 7,200 VPD

CVS pharmacy

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$5,579,000
Net Operating Income	\$278,963
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	7677 Gessner Road Houston, Texas 77040
Rentable Area	5,112 SF
Land Area	2.69 AC
Year Built	2015
Tenant	7-Eleven
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	8+ Years
Increases	7.50% Every 5 Years
Options	5 (5-Year)
Rent Commencement	3/28/2018
Lease Expiration	3/21/2034
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
7-Eleven	5,112	3/28/2018	3/21/2034	Current	-	\$23,247	\$278,963	5 (5-Year)
(Corporate Guaranty)				3/28/2029	7.50%	\$24,990	\$299,885	

7.50% Increases at Beg. of Each Option

8+ Years Remaining | Scheduled Rental Increases | Established Brand

- The tenant currently has 8+ years remaining on their initial lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 7.50% rental increases every 5 years during the initial term and at the beginning of each option, growing NOI and hedging against inflation
- 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 14,000 stores in the U.S. and Canada

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics In 5-mile Trade Area | Six-Figure Incomes

- More than 273,000 residents and 178,000 employees support the trade area, providing a direct consumer base from which to draw
- \$100,109 affluent average household income

Dense Retail/Industrial Corridor | Strong National/Credit Tenant Presence | Nearby Schools

- The asset is ideally located in a dense retail/industrial corridor, with numerous nearby national/credit tenants including Subway, Dairy Queen, O'Reilly Auto Parts, Ford, CVS, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Reed Elementary School (815 students), Jersey Village High School (3,364 students) and Post Elementary School (863 students), further increasing consumer traffic to the area

Signalized, Hard Corner Intersection | Sam Houston Tollway | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of Gessner Rd and Philippine St with a combined 23,200 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Sam Houston Tollway, a major thoroughfare that averages 148,600 VPD
- The asset has excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress

BRAND PROFILE



7-ELEVEN

7-eleven.com

Company Type: Subsidiary

Locations: 14,000+

Parent: Seven & I Holdings Co., Ltd.

2024 Employees: 77,902

2024 Revenue: \$71.35 Billion

2024 Net Income: \$1.40 Billion

2024 Assets: \$65.88 Billion

2024 Equity: \$23.12 Billion

Credit Rating: S&P: A

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 14,000 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.

Source: franchise.7-eleven.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Houston, Texas
Harris, Fort Bend, Montgomery County

ACCESS



Gessner Road: 2 Access Points
Philippine Street: 1 Access Point

TRAFFIC COUNTS



Gessner Road: 16,000 VPD
Philippine Street: 7,200 VPD
U.S. Highway 290: 195,800 VPD

IMPROVEMENTS



There is approximately 5,112 SF of existing building area

PARKING



There are approximately 36 parking spaces on the owned parcel.
The parking ratio is approximately 7.04 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 1.26239E+12
Acres: 2.69
Square Feet: 117,307

CONSTRUCTION



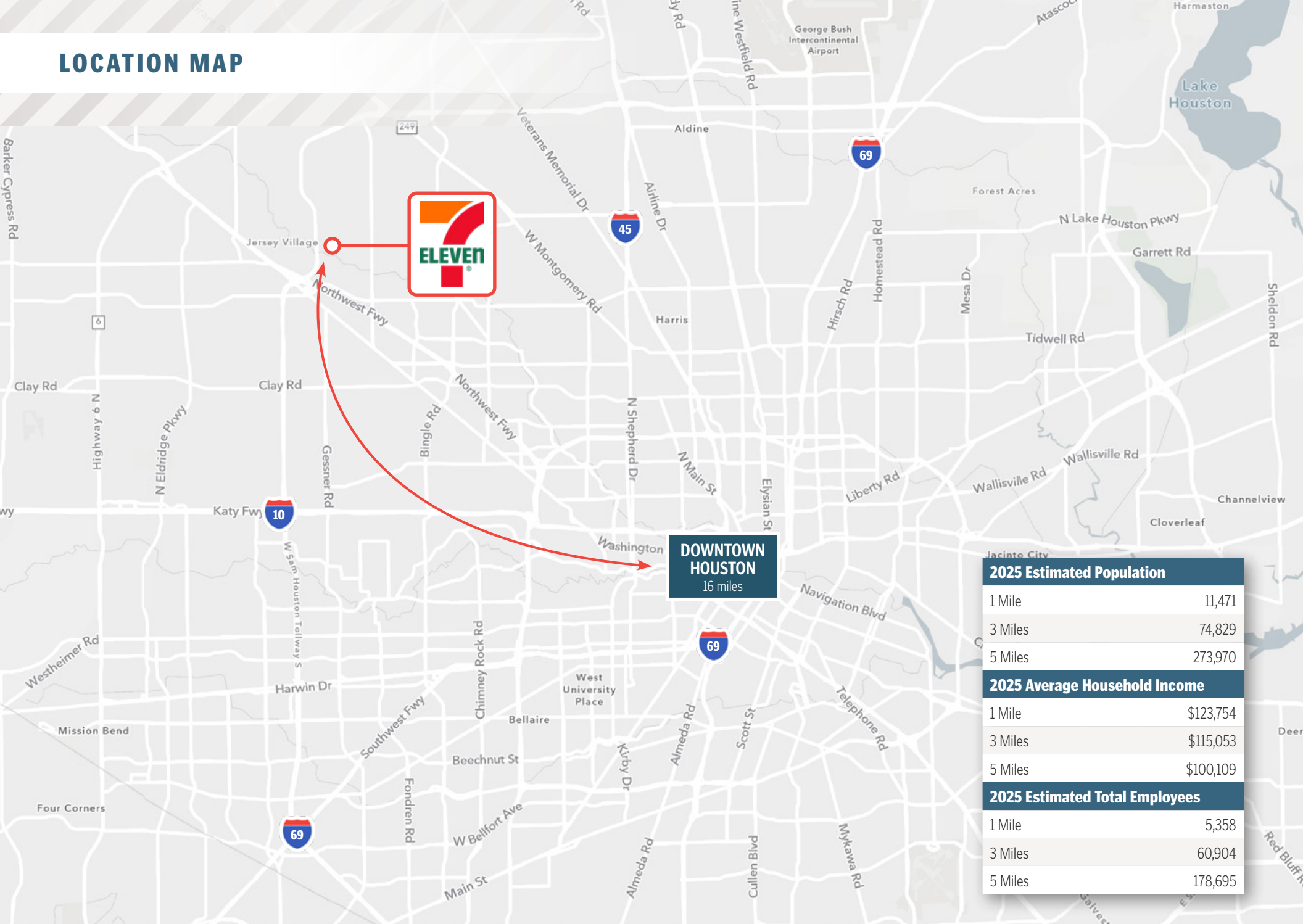
Year Built: 2015

ZONING

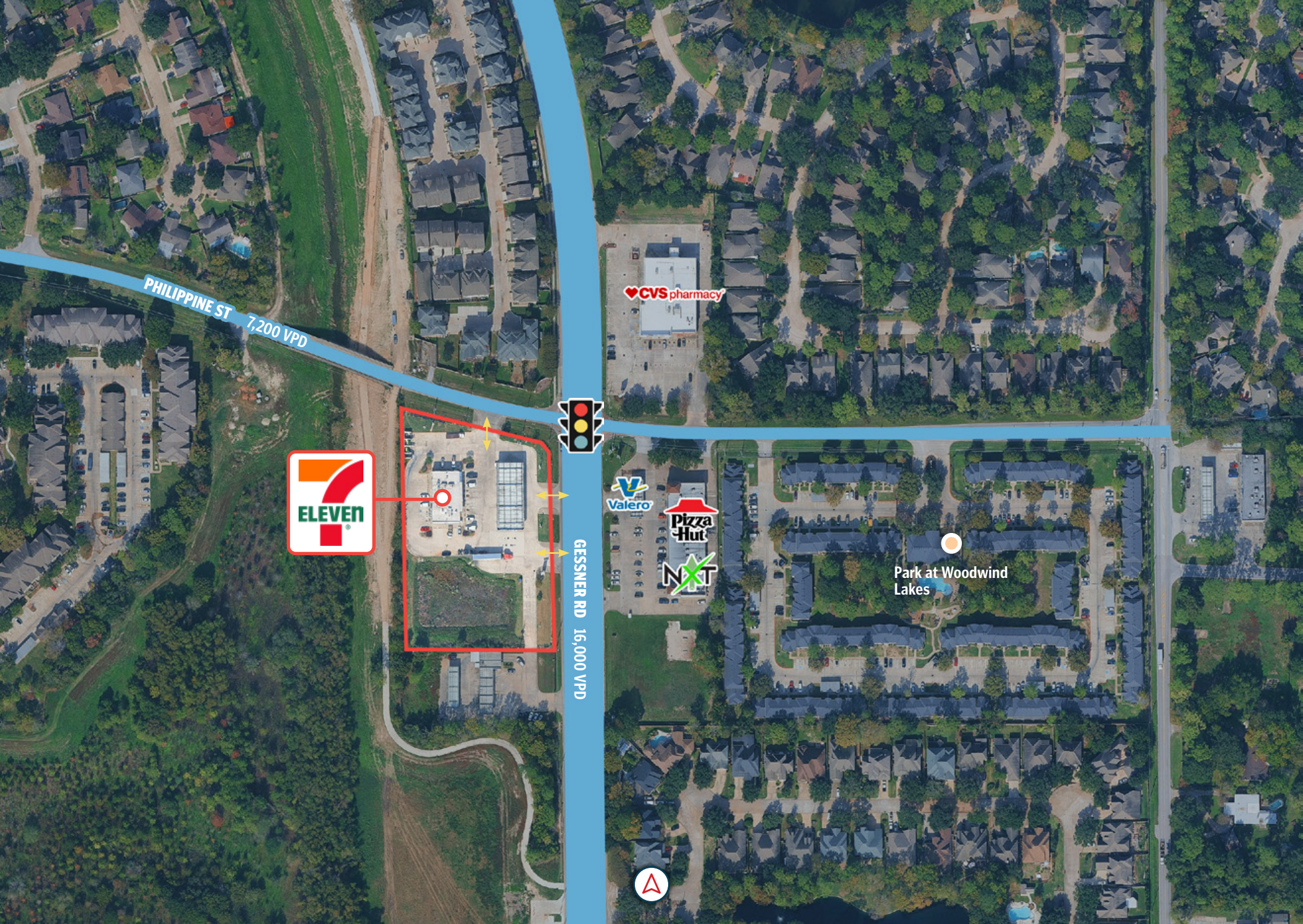


Commercial

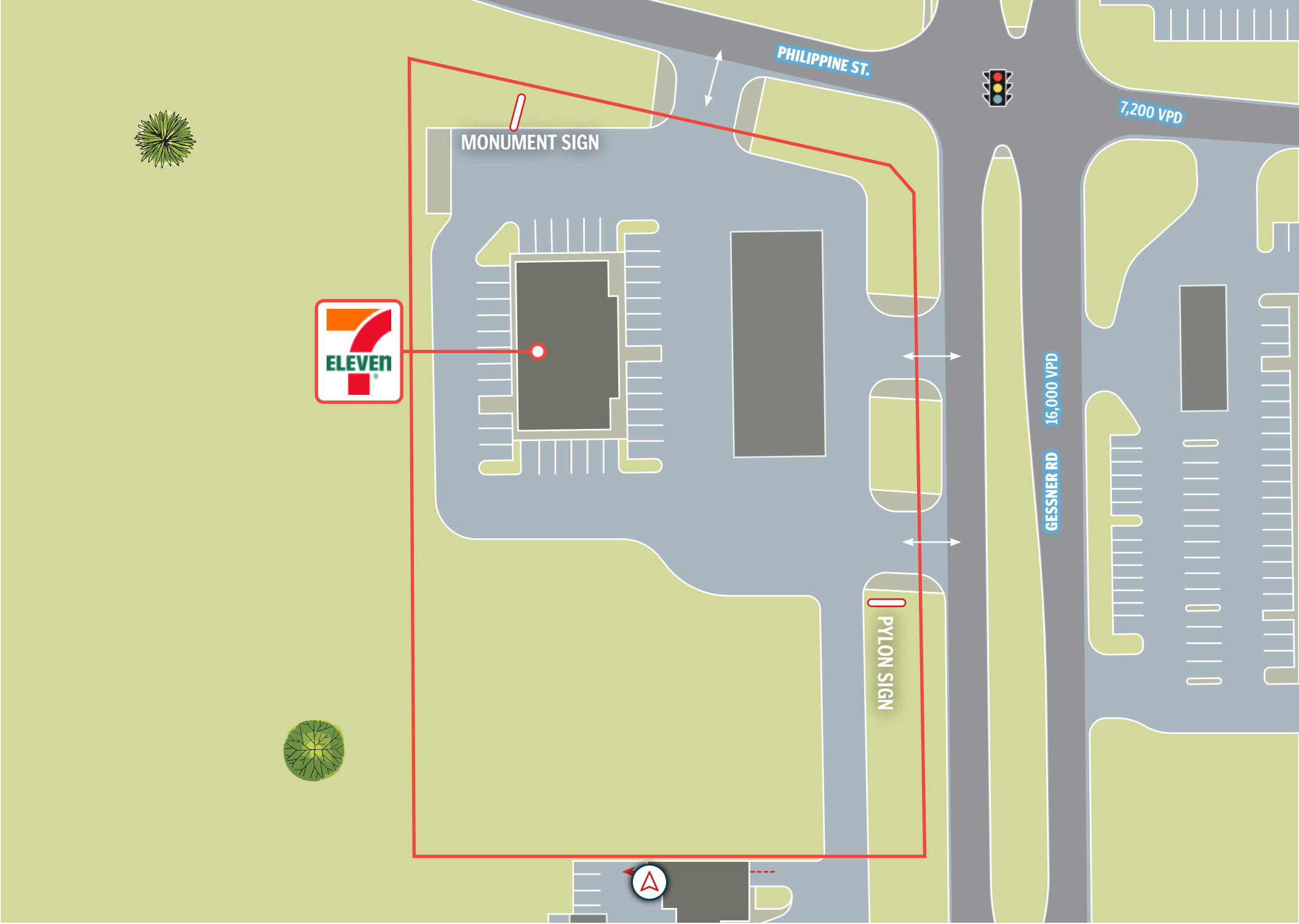
LOCATION MAP



2025 Estimated Population	
1 Mile	11,471
3 Miles	74,829
5 Miles	273,970
2025 Average Household Income	
1 Mile	\$123,754
3 Miles	\$115,053
5 Miles	\$100,109
2025 Estimated Total Employees	
1 Mile	5,358
3 Miles	60,904
5 Miles	178,695







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	11,471	74,829	273,970
2030 Projected Population	11,156	73,644	273,808
2025 Median Age	39.5	37.0	35.6
Households & Growth			
2025 Estimated Households	4,487	27,018	98,945
2030 Projected Households	4,445	27,103	100,894
Income			
2025 Estimated Average Household Income	\$123,754	\$115,053	\$100,109
2025 Estimated Median Household Income	\$85,467	\$82,821	\$69,784
Businesses & Employees			
2025 Estimated Total Businesses	386	3,889	12,270
2025 Estimated Total Employees	5,358	60,904	178,695



HOUSTON, TEXAS

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico with a population of 2,362,990 as of July 1, 2025. The port of Houston is one of the ten busiest ports in the world and one of the busiest ports in the United States. Home to a vibrant economy, beautiful surroundings and a population full of optimism and spirit, it's no wonder that Houston is a popular international destination.

Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities.

Houston is outstanding in oil and natural-gas production and is the energy capital of the world. Houston is also the global leader in petrochemical, its petrochemical industry is booming. Houston has the cheap natural gas, the knowledge and expertise base, the infrastructure and the Houston Ship Channel—a near-perfect combination for production and distribution of petrochemical products. Dow Chemical, Chevron Phillips Chemical and BASF are investing billions in Houston, and shipping ethylene and polyethylene plastics to virtually every country in the world.

As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry.

HOUSTON

T E X A S

A City of No Limits

Home to 2,325,353
ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

<p>AVERAGE HOUSEHOLD INCOME \$84,179</p>	<p>MEDIAN HOUSTON AGE 33</p>	<p>NEW JOBS SINCE 2020 300,000+</p>	<p>MEDIAN HOUSE VALUE \$171,800</p>
<p>RETAIL VACANCY RATE 8.8%</p>	<p>CITY OF BEND RETAIL INVENTORY: \$305.5M SF</p>	<p>ANNUAL RENTAL RATE GROWTH 5.6%</p>	

HOUSTON IS A METROPOLITAN CITY MADE UP OF SEVEN NEIGHBORHOODS,
EACH UNIQUE IN ITS OWN WAY.

NORTHWEST OF DOWNTOWN HISTORIC NEIGHBORHOOD THAT DATES BACK TO THE LATE 1800S
HOUSTON HEIGHTS

THE CENTRAL BUSINESS HUB FOR THE NATION'S FOURTH LARGEST CITY
DOWNTOWN

EXCLUSIVE AND PREMIER SHOPPING DISTRICT. OFFERING MORE THAN 700 RETAILERS, FINE DINING AND HOTELS
GALLERIA/UPTOWN

NEAR THE CONVENTION CENTER AND PNC STADIUM KNOWN FOR ITS ART, MUSIC, RESTAURANTS, AND BREWERIES
EADO/EAST END

CELEBRATE ART, CULTURE, FOOD AND NIGHTLIFE AT THE ECCENTRIC MONTROSE NEIGHBORHOOD JUST WEST OF DOWNTOWN
MONTROSE

ADJACENT TO WILLIAM P. HOBBY AIRPORT, ONE OF THE CITY'S TWO PASSENGER AIRPORTS
THIRD WARD

HOME TO HERMANN PARK, THE HOUSTON ZOO AND 19 WORLD-CLASS MUSEUMS
MUSEUM DISTRICT

HOUSTON



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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