



**Retail
Investment Opportunity**

Offering Memorandum

22949 Kuykendahl Rd, Tomball, TX 77375

7-Eleven Guaranteed Lease | Absolute NNN Lease | Surrounded by National Retailers | 30 Miles from Houston



MATTHEWS™



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Michael Tamir, Chad Kurz, and Kevin Puder in conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.

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Property Overview

Investment Highlights

- **Corporate-Guaranteed Lease:** Lease is guaranteed by 7-Eleven, Inc. (S&P: A-), providing investment-grade credit backing regardless of the operator on site.
- **Absolute Net Lease:** Zero landlord responsibilities, tenant responsible for roof and structure.
- **Long-Term Remaining Lease:** Over 11 years remaining on the primary term, with five, 5-year renewal options.
- **Built-In Rent Growth:** 7.5% rental increases every five years and 7.5% in options, providing a hedge against inflation.
- **2021 Construction:** Modern $\pm 4,750$ SF building with a single-row canopy, 8 fueling positions, and 16 pumps on ± 1.47 acres.
- **High-Growth Houston Submarket:** Located at the signalized intersection of Kuykendahl Rd and Dowdell Rd (combined $\pm 40,373$ VPD), minutes from Grand Parkway Toll Road ($\pm 80,022$ VPD).
- **Strong Demographics:** 177,112 residents and 145,707 employees within a 5-mile radius; average household income of \$143,129.
- **Dense Retail Trade Area:** Surrounded by Target, TJ Maxx, Burlington, Home Depot, Kroger Marketplace, CVS, and Grand Parkway Marketplace (75-acre development).
- **Fee Simple Ownership:** Potentially eligible for bonus depreciation — consult your CPA or tax professional.

$\pm 4,750$
GLA (SF)

± 1.47 AC
Land Area

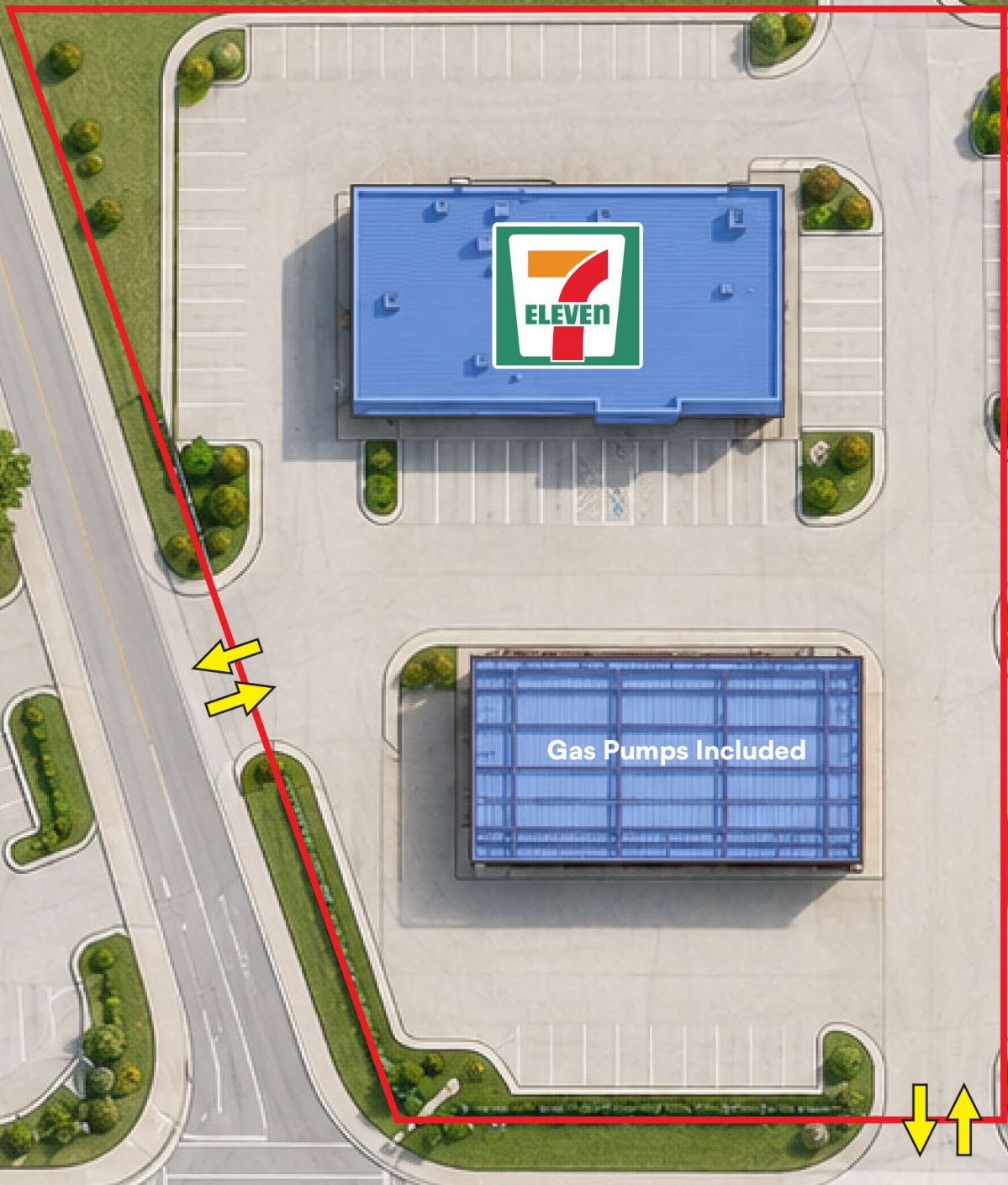
2021
Year Built

$\pm 40,373$
Combined VPD



Property Photos





Kuykendahl Rd ± 32,323 VPD



Grand Parkway Marketplace II
75-Acre Development



Magnolia at Spring
±336 Units



Mueller Elementary School
±582 Students



Subject Property

Kuykendahl Rd ± 32,323 VPD

Dowdell Rd ± 8,050 VPD



Augusta Meadows
±264 Units

Metzler Elementary School
±846 Students

Hofius Intermediate School
±1,279 Students

Schultz Elementary School
±677 Students



**MY ATTIC
SELF STORAGE**

Subject Property

Kuykendahl Rd ± 32,323 VPD





Year Founded
1927

Headquarters
Irving, TX

S&P Credit Rating
A-

Employees
135,000+

Locations
85,000+

Ownership
(OTC: SVNDY)

Tenant Overview

7-Eleven is one of the most recognizable convenience retail brands in the world and a dominant operator within the convenience store and fuel retail sector. Founded in 1927, the company has evolved into a global convenience retail platform serving millions of customers daily through a vast network of company-operated, franchised, and licensed locations. Known for its strong brand recognition, extensive operating history, and continual adaptation to consumer preferences, 7-Eleven remains a highly sought-after net lease tenant due to its market leadership, essential retail positioning, and substantial corporate backing from its parent company, Seven & i Holdings.

Why Invest in 7-Eleven?

- **Global Convenience Store Leader:** 7-Eleven operates one of the largest convenience retail networks in the world, with approximately 85,000 locations across more than 20 countries and territories, providing unmatched scale and brand visibility.
- **Investment-Grade Credit Profile:** Backed by Seven & i Holdings, 7-Eleven benefits from strong financial resources and investment-grade credit ratings, enhancing tenant reliability and long-term lease security.
- **Essential Retail Business Model:** As a provider of everyday convenience goods, fuel, beverages, and prepared foods, 7-Eleven serves recurring consumer needs that generate consistent traffic across economic cycles.
- **Strategic Real Estate Locations:** Stores are typically positioned at high-traffic intersections and dense population centers, benefiting from strong visibility, accessibility, and customer convenience.
- **Digital & Omnichannel Innovation:** The company continues to invest in its 7NOW delivery platform, mobile ordering capabilities, and 7Rewards loyalty program to strengthen customer engagement and drive sales growth.
- **Foodservice & Private Label Expansion:** 7-Eleven has expanded its fresh food, proprietary beverage, and private-label offerings, helping improve margins and differentiate the brand from traditional convenience store competitors.

FINANCIAL OVERVIEW

22949 Kuykendahl Rd,
Tomball, TX 77375



Financial Summary

\$5,911,508

List Price

\$384,248

NOI

6.50%

Cap Rate

Investment Summary

Tenant Name	7-Eleven
Lease Guarantor	Corporate
Lease Type	NNN
Original Lease Term	15 Years
Lease Commencement Date	1/19/2022
Lease Expiration Date	1/19/2037
Term Remaining on Lease	±11 Years
Increase(s)	7.5% Every 5 Years; 7.5% in Options
# of Options	Five, 5-Year Options



Financial Summary

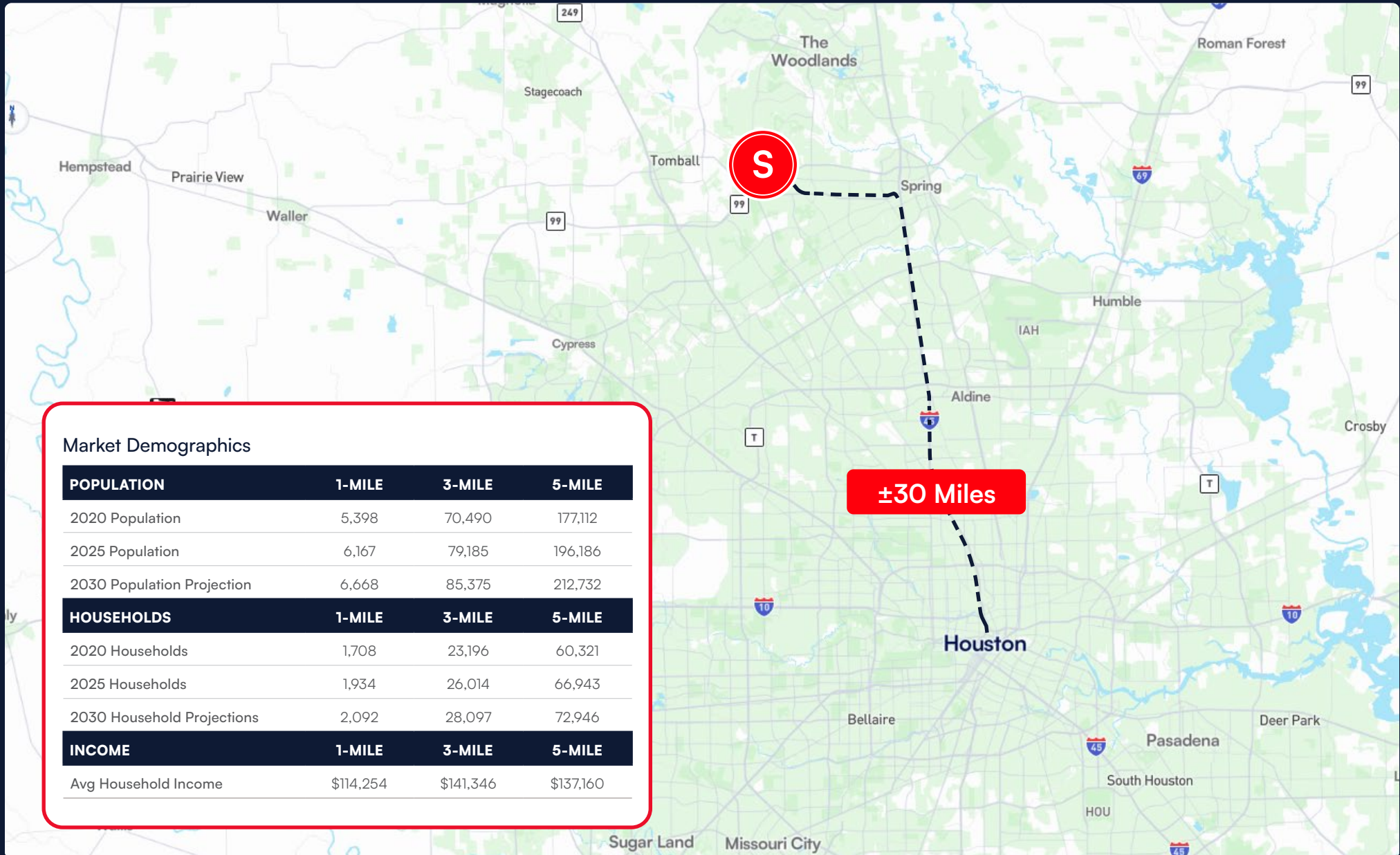
Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent
Years 6-10 (Initial Term)	\$384,248.04	\$32,020.67
Years 11-15 (Initial Term)	\$413,067.00	\$34,422.25
Years 16-20 (First Extended Term)	\$444,047.04	\$37,003.92
Years 21-25 (Second Extended Term)	\$477,350.04	\$39,779.17
Years 26-30 (Third Extended Term)	\$513,152.04	\$42,762.67
Years 31-35 (Fourth Extended Term)	\$551,637.96	\$45,969.83
Years 36-40 (Fifth Extended Term)	\$593,010.96	\$49,417.58



MARKET OVERVIEW

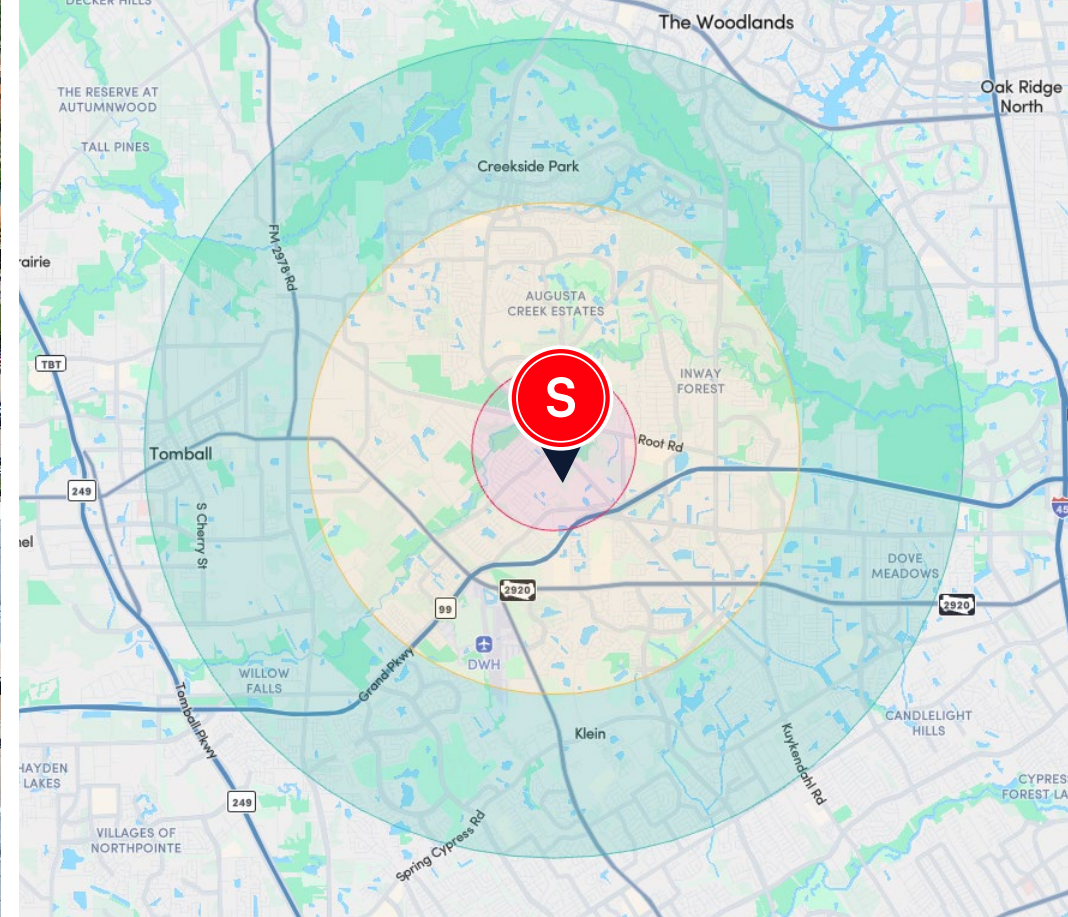
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Market Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	5,398	70,490	177,112
2025 Population	6,167	79,185	196,186
2030 Population Projection	6,668	85,375	212,732
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	1,708	23,196	60,321
2025 Households	1,934	26,014	66,943
2030 Household Projections	2,092	28,097	72,946
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$114,254	\$141,346	\$137,160

Tomball, TX



Local Market Overview

Located along the rapidly growing Kuykendahl Road corridor in southern Tomball, Texas, the Property benefits from its position within one of the Houston metropolitan area's most affluent and fastest-expanding suburban trade areas. Situated near the intersection of Kuykendahl Road and FM 2920, the site enjoys strong visibility and convenient access to major commuter routes serving Tomball, Spring, The Woodlands, and northern Harris County. Continued residential development, population growth, and expanding commercial activity have established the corridor as a highly desirable location for convenience retail and fuel service operators seeking consistent daily traffic and a growing customer base.

The Property is strategically positioned within the greater Houston MSA, the nation's fifth-largest metropolitan area and one of the country's most dynamic economic regions. The surrounding area is supported by a diverse employment base spanning energy, healthcare, logistics, advanced manufacturing, technology, and professional services. Nearby employment centers including The Woodlands, ExxonMobil's Houston Campus, and numerous healthcare and corporate facilities generate substantial commuter traffic throughout the corridor. Strong household incomes, increasing residential density, and continued retail expansion contribute to sustained demand for convenience stores, fuel stations, and quick-service retail offerings.



Market Overview

HOUSTON, TEXAS

2.3 MILLION+

Total Population
Within ± 30 -Mile City Limits

**#2 FASTEST
GROWING CITY**

In The United States
Houston Chronicle (2025)

20+ FORTUNE 500 HQS

Are Located in the Houston MSA

#4 LARGEST CITY

In The United States
Houston Business Journal (2025)



ECONOMY OVERVIEW



Houston's pro-business economy continues to demonstrate strong momentum, driven by corporate expansion, population growth, and its position as one of the nation's leading economic centers. As the 4th largest city in the U.S. and home to one of the most diverse economies in the country, Houston has established itself as a premier destination for both businesses and residents. The Houston MSA exceeds 7 million people and continues to rank among the fastest-growing metro areas nationwide, supported by steady in-migration and long-term demographic expansion.

Houston is a global leader in energy, healthcare, logistics, and aerospace, anchored by major employers and institutions such as ExxonMobil, Chevron, NASA's Johnson Space Center, and the Texas Medical Center—the largest medical complex in the world. The region also ranks among the top U.S. metros for Fortune 500 headquarters, reinforcing its reputation as a major corporate hub.

In recent years, Houston has continued to diversify beyond its traditional energy base, with significant growth in technology, life sciences, and advanced manufacturing. Supported by top-tier universities such as Rice University and the University of Houston, along with increasing venture capital investment, the city is emerging as a key innovation hub. Combined with its strategic location, global connectivity, and business-friendly environment, Houston remains one of the most attractive markets in the nation for investment and long-term growth.



Fortune 500 Companies



Higher Education



| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **22949 Kuykendahl Rd, Tomball, TX 77375** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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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.

11-2-2015



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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date