



**Retail
Investment Opportunity**

Offering Memorandum

11209 Hwy 290 E | Manor, TX 78653

BONUS DEPRECIATION ELIGIBLE | Austin TX MSA | 10 Year Absolute NNN w/ 10% Increases



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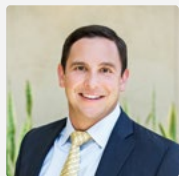
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PROPERTY OVERVIEW

\$7,221,830

List Price

±10 Years

Lease Term Remaining

Absolute NNN

Lease Type

±3,998

Total GLA (SF)

±0.68

Lot Size (AC)

2021

Year Renovated

INVESTMENT HIGHLIGHTS

- 2021 Renovation-to-Suit for 7-Eleven
- 10 Years remaining on an initial 15-year ABS NNN lease
- Extremely attractive 10% rent bump on 10/1/31
- Subject property qualifies for bonus depreciation (consult with a tax professional for details)
- 5-mile population in excess of 52,048 residents
- Traffic counts on Hwy 290 of 45,571 vehicles daily
- Manor is an affluent suburb of Austin with an average household income in excess of \$113,163
- Austin is the #2 fastest growing major metropolitan area in the United States
- Nearby national tenants include Dutch Bros, Chick Fil A, HEB, Whataburger, Panda Express, Whole Foods, McDonalds, The Home Depot, and many more
- Texas is an income tax-free state

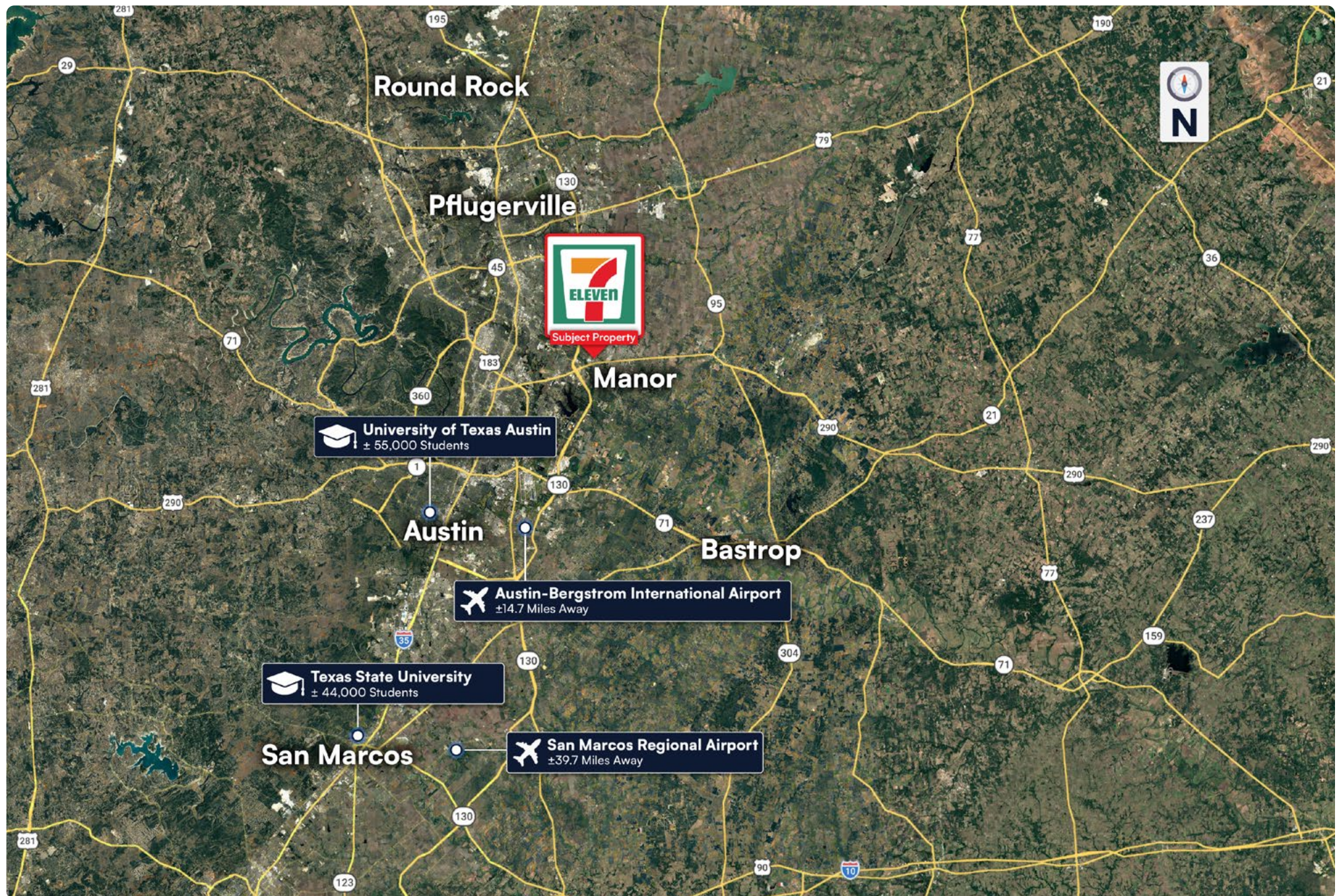
TENANT HIGHLIGHTS

- 7-Eleven is the world's largest convenience store chain with more than 87,000 stores in 20 countries
- 25% of the U.S. population lives within one mile of a 7-Eleven stores
- 7-Eleven holds a S&P credit rating of "A-" and is publicly traded "SVNDY"
- 7-Eleven plans to add 1,300 new stores in North America by 2030 as part of their aggressive worldwide expansion plan

SYNERGISTIC AREA OF DEMAND DRIVERS



| SURROUNDING AREA & TRAFFIC DRIVERS



290 ± 45,571 VPD

N Caldwell St

Lexington St

7-Eleven

7-ELEVEN PHOTOS



FINANCIAL OVERVIEW

11209 Hwy 290 E | Manor, TX 78653



Image capture: Oct 2024 © 2025 Google

FINANCIAL OVERVIEW

\$7,221,830

List Price

4.65%

Cap Rate

2021

Year Renovated

±45,571 VPD

Hwy 290

\$335,815

NOI

Tenant Summary

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	9/2/21
Lease Expiration Date	9/30/36
Term Remaining on Lease	±10 Years
Increase	10% in Year 11 & in Options
Options	Four, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 9/30/31	\$27,984.59	\$335,815.08	-	4.65%
10/1/31 - 9/30/36	\$30,783.05	\$369,396.59	10.00%	5.11%
Option 1	\$33,861.35	\$406,336.25	10.00%	5.63%
Option 2	\$37,247.49	\$446,969.87	10.00%	6.19%
Option 3	\$40,972.24	\$491,666.86	10.00%	6.81%
Option 4	\$45,069.46	\$540,833.54	10.00%	7.49%

TENANT OVERVIEW

Year Founded
1927

Headquarters
Irving, TX

Ownership Status
Seven & I Holdings

Employees
±152,000

Locations
87,000+

Credit Rating
A- (S&P)

Annual Revenue
52.6 Billion+



Tenant Overview

7-Eleven, Inc. is one of the world's most recognized convenience-retail brands and a leading operator in the North American convenience-store sector. Founded in 1927, the company has built a nearly century-long operating history around convenience, food and beverage, fuel, private-label products, loyalty programs, and increasingly digital delivery and mobile commerce. Headquartered in Irving, Texas, 7-Eleven operates, franchises, and/or licenses more than 13,000 locations across the United States and Canada under a portfolio that includes 7-Eleven, Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken and Biscuits. The broader 7-Eleven network extends to approximately 87,000 stores worldwide, giving the brand substantial consumer recognition and operating scale.

Why Invest in 7-Eleven?

- **Extensive Global Footprint:** Operates approximately 87,000 locations across 20 countries, including nearly 13,000 stores in North America—making it the world's largest convenience retailer by store count.
- **Strong Parent Company Backing:** Fully owned by Seven & I Holdings Co., Ltd., a Tokyo-based retail conglomerate with significant capital resources and a long-term commitment to international growth.
- **Growth Through Strategic Acquisitions:** Demonstrated expansion strategy through major acquisitions such as Speedway and Stripes, solidifying market leadership in high-traffic, high-growth U.S. regions.
- **Loyalty and Digital Innovation:** Drives repeat customer engagement through proprietary platforms like 7Rewards and 7NOW, aligning with evolving consumer expectations around convenience and mobile access.
- **Diversified Retail Format:** Offers a wide array of essential products and services—including fuel, grocery staples, hot food, and parcel lockers—supporting stable, recurring revenue in both urban and suburban markets.

Value

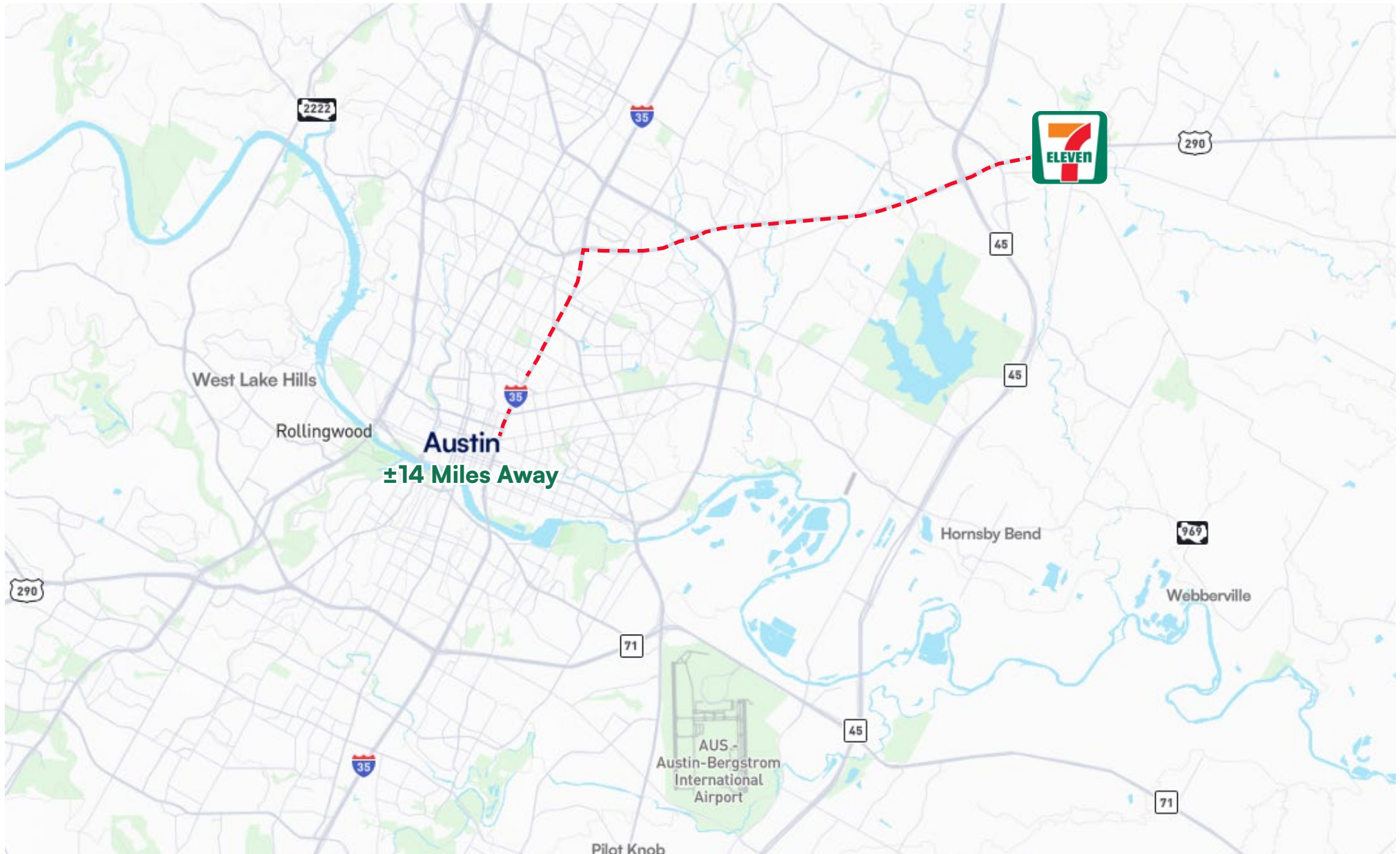
1. **7-ELEVEN**
2. **Wawa**
3. **CIRCLE K**

Brand Popularity



MARKET OVERVIEW

11209 Hwy 290 E | Manor, TX 78653



MANOR, TX

5-Mile Demographics

52,048

Total Population

\$113,163

Avg. HH Income



Local Market Overview

Manor is *one of the fastest-expanding communities on the eastern side of the Austin metropolitan area*, benefiting from sustained residential development and direct connectivity to Austin via U.S. 290.

The U.S. Census Bureau estimates Manor's population at approximately 23,070, *representing 68.7% growth from the 2020 population base*. Median household income is approximately \$84,529, while the city's retail-focused demographic study reports an even stronger income profile within the broader consumer base. This combination of household formation and income growth supports expanding demand for restaurants, neighborhood services, grocery, convenience retail, and other daily-needs concepts.

Retail fundamentals are also supported by Manor's location roughly 14 miles east of Austin and its access to U.S. 290 and SH 130. Continued subdivision development is expanding the rooftops surrounding established commercial corridors, while planned transportation improvements are intended to increase capacity and connectivity. *The city's growth creates opportunities for retailers seeking locations that can capture both existing residents and future household expansion.*

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	31,302	52,048	445,259
Five-Year Projection	33,594	55,871	469,754
2020 Census	25,931	43,063	408,451
Growth Current Year-Five-Year	1.5%	1.5%	1.1%
Growth 2020-Current Year	4.1%	4.2%	1.8%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	10,015	16,607	165,306
Five-Year Projection	10,818	17,937	175,316
2020 Census	8,204	13,612	151,149
Growth Current Year-Five-Year	1.6%	1.6%	1.2%
Growth 2020-Current Year	9.2%	9.3%	5.3%
Households	3-Mile	5-Mile	10-Mile
Average Household Income	\$111,940	\$113,163	\$111,817

AUSTIN, TX MSA

Austin continues to rank among the nation's premier retail growth markets, supported by rapid population expansion, strong domestic migration, and one of the country's most dynamic technology-driven economies. Major employers including Apple, Tesla, Oracle, and Dell Technologies continue driving consumer spending growth across the metro, while Austin's thriving tourism,

entertainment, and university presence support elevated retail and restaurant demand throughout the region. Continued mixed-use development, strong household formation, and demand for experiential retail concepts continue reinforcing Austin's position as one of the leading retail investment and development markets in the United States.

2.63M

Total Population

#2 Fastest Growing

Major U.S. Metro

37% Growth

in Population from Migration

30M+

Annual Visitors

Source: CoStar Group, U.S. Census Bureau, Visit Austin | 2025 Dataset



EMPLOYMENT

Austin ranks among the nation's leading technology and innovation employment markets, supported by rapid corporate expansion, a highly educated workforce, and continued migration of skilled labor. The metro's diversified economy spans technology, semiconductor manufacturing, healthcare, education, professional services, and advanced manufacturing, while continued corporate relocations and startup activity reinforce long-term employment growth across the region.

1.4M+

Total Workforce Base

25K+

Jobs Added YoY

16% of Employment in Technology

Job Expansion in Austin

North Austin

Apple Campus

\$1B+ expansion • Plans to grow to 15,000 employees

Samsung

Semiconductor

\$40B+ across Austin MSA manufacturing facilities

Tesla Gigafactory Texas

Continued expansion, engineering & battery manufacturing

TOP EMPLOYERS

LARGEST EMPLOYER



24,000+ Employees

Tesla

22,000+ Employees

Ascension Seton

14,000+ Employees

Dell Technologies

13,000+ Employees

Amazon

11,000+ Employees

Samsung Electronics

10,000+ Employees

Apple

7,000+ Employees

Oracle

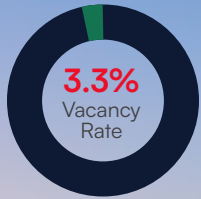
5,000+ Employees



AUSTIN RETAIL PERFORMANCE

\$195,000,000+

Sales Volume

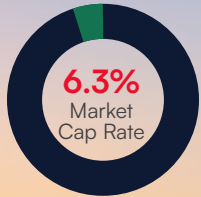


\$342

Sale Price Per SF

126M+

Retail Inventory SF

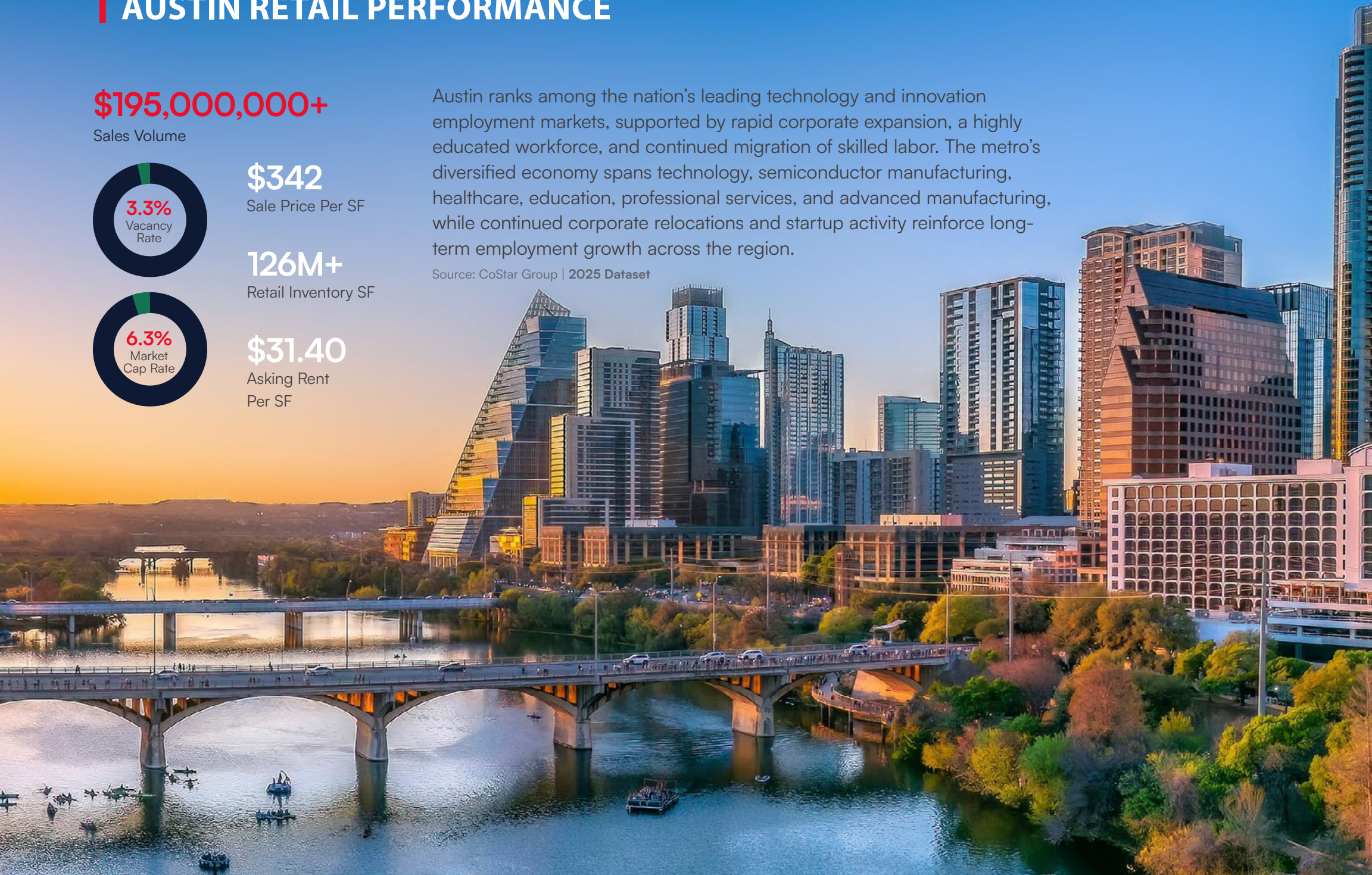


\$31.40

Asking Rent
Per SF

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Source: CoStar Group | 2025 Dataset



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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.

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