



4524 S Ware Rd
McAllen, TX 78503

**Retail
Investment Opportunity**

Offering Memorandum

7-Eleven Guaranty | BONUS DEPRECIATION ELIGIBLE | 10% Rent Increase in 2030



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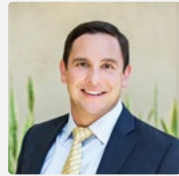
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PROPERTY OVERVIEW

\$4,713,140

List Price

±9 Years

Lease Term Remaining

Absolute NNN

Lease Type

5.00%

Cap Rate

±4,971

Total GLA (SF)

2020

Year Renovated

INVESTMENT HIGHLIGHTS

- 2020 renovation-to-suit for Stripes
- Stripes is a subsidiary of 7-Eleven
- 9 years remaining on an initial 15-year term
- Attractive 10% rent increase in October of 2030
- Corporately guaranteed lease from 7 Eleven
- Subject property qualifies for bonus depreciation (consult with a tax professional for details)
- 5 mile population in excess of 160,738 residents
- Nearby national tenants include Dutch Bros, Chick Fil A, Starbucks, Dollar General, Walmart Supercenter, Best Buy, HEB, Target, The Home Depot, Chipotle, 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 85,000 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



STRIPES SITE PLAN



STRIPE'S PHOTOS



FINANCIAL OVERVIEW

\$4,713,140

List Price

5.00%

Cap Rate

2020

Year Renovated

±12,800 VPD

S Ware Rd

\$235,657

NOI

Tenant Summary

Tenant Trade Name	Stripes (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	9/15/2020
Lease Expiration Date	10/1/2035
Term Remaining on Lease	±9 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 - 9/30/2030	\$19,638.08	\$235,657.00	-	5.00%
10/1/2030 - 10/1/2035	\$21,110.94	\$253,331.28	7.50%	5.38%
Option 1	\$22,694.26	\$272,331.12	7.50%	5.78%
Option 2	\$24,396.33	\$292,755.95	7.50%	6.21%
Option 3	\$26,226.05	\$314,712.65	7.50%	6.68%
Option 4	\$28,193.01	\$338,316.10	7.50%	7.18%

TENANT OVERVIEW

Year Founded
1938

Headquarters
Irving, TX

Subsidiary Of
7-Eleven

Employees
±10,000

Locations
525+

Credit Rating
A- (S&P)

Parent Company Revenue
52.6 Billion+



Tenant Overview

Stripes® Convenience Stores is a leading convenience store and fuel retailer with a strong presence across Texas and neighboring markets. The brand has built a loyal customer base through its combination of fuel services, convenience retail, and proprietary food offerings, most notably the highly recognized Laredo Taco Company®.

Today, Stripes operates as a subsidiary of 7-Eleven, Inc., benefiting from the operational scale, supply chain efficiencies, and financial backing of one of the world's largest convenience store operators. The brand remains a dominant neighborhood retailer in many South Texas communities and continues to leverage 7-Eleven's merchandising, loyalty, and digital initiatives while maintaining its regional identity.

Why Invest in 7-Eleven?

- **Backed by an Industry-Leading Parent Company** - Stripes is a wholly owned subsidiary of 7-Eleven, Inc., one of the world's largest convenience store operators. The brand benefits from the financial strength, operational expertise, and extensive supply chain of a global organization with more than 85,000 stores worldwide, providing long-term stability and significant institutional backing.
- **Market-Leading Regional Brand with Strong Customer Loyalty** - Stripes has established a dominant presence throughout Texas and Louisiana, particularly in South Texas. Its strong regional brand recognition, coupled with the highly successful Laredo Taco Company® foodservice concept, drives recurring customer traffic and enhances store-level performance.
- **Resilient Convenience Retail Business Model** - The company's diversified revenue streams—including fuel sales, convenience merchandise, beverages, and prepared foods—help generate consistent cash flow across varying economic cycles. Convenience stores have historically demonstrated resilience due to their essential, everyday consumer offerings.
- **Continued Investment in Growth and Digital Innovation** - As part of the 7-Eleven network, Stripes benefits from ongoing investments in store modernization, loyalty programs, mobile ordering, delivery partnerships, and data-driven merchandising. These initiatives strengthen customer engagement, improve operational efficiency, and position the brand for sustained long-term growth.

Texas Store Presence

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

Food Service Quality

1. 
2. 
3. 

MCALLEN, TX

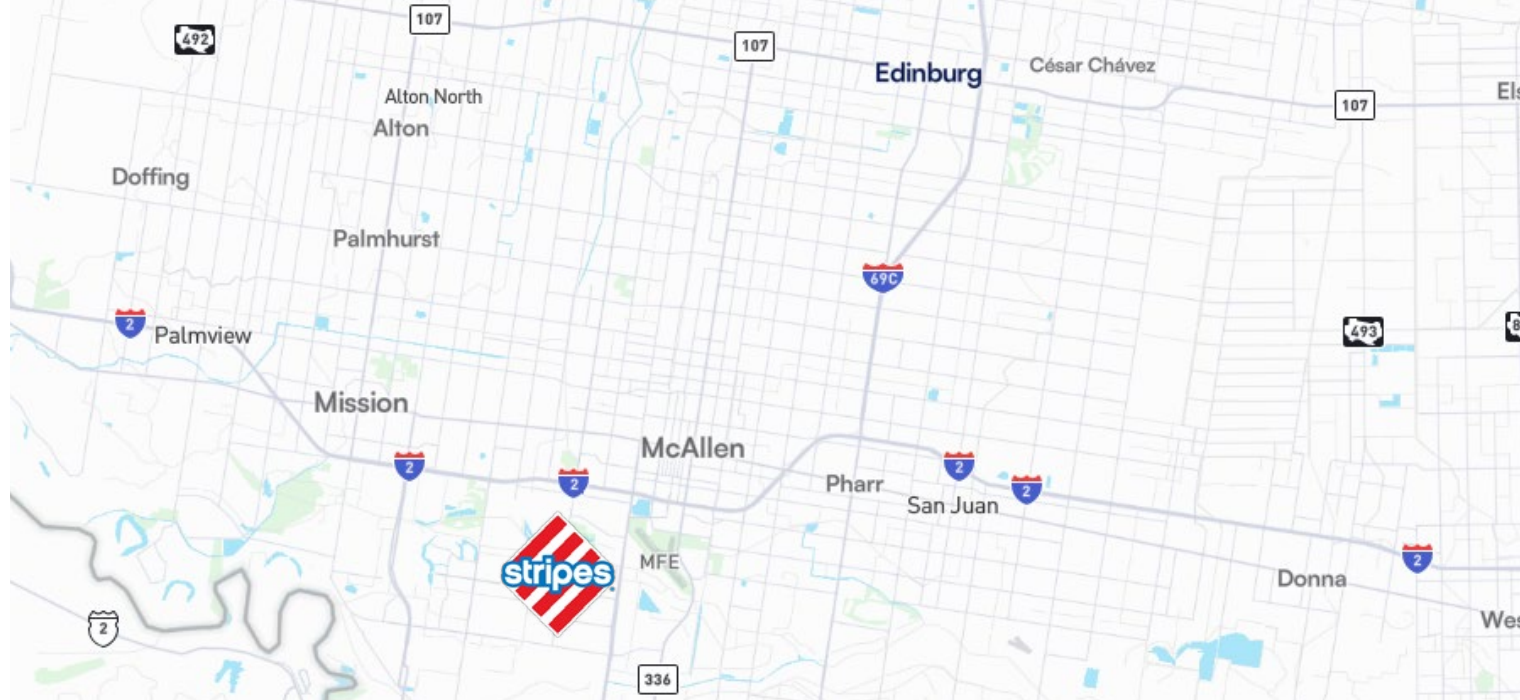
Demographics

153,150

5 Mile Population

\$31.4B+

Regional GDP



Local Market Overview

McAllen serves as a *major commercial center of the Rio Grande Valley*, supported by steady population growth, rising household incomes, and expanding commercial activity.

Its strategic location near the U.S.—Mexico border gives retailers access to a consumer base extending well beyond municipal boundaries, including significant cross-border shopping activity. This regional draw strengthens demand across shopping centers, restaurants, entertainment venues, and service-oriented retail.

Retail fundamentals are reinforced by McAllen's concentration of healthcare, education, hospitality, trade, and public-sector employment. *Continued investment in transportation infrastructure, international connectivity, and economic development supports the city's role as a destination for commerce throughout South Texas.*

Combined with a growing regional consumer base and established shopping corridors, these dynamics position McAllen as an *important retail market serving residents, visitors, and cross-border consumers throughout the Rio Grande Valley.*

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	42,740	153,150	499,820
Five-Year Projection	44,584	160,738	525,239
2020 Census	41,204	143,771	464,270
Growth Current Year-Five-Year	0.9%	1.0%	1.0%
Growth 2020-Current Year	0.7%	1.4%	1.5%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	13,638	50,131	155,956
Five-Year Projection	14,222	52,664	164,072
2020 Census	13,255	46,944	144,988
Growth Current Year-Five-Year	0.9%	1.0%	1.0%
Growth 2020-Current Year	1.6%	2.0%	2.3%
Households	3-Mile	5-Mile	10-Mile
Average Household Income	\$75,269	\$76,406	\$78,584

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4524 S Ware Rd | McAllen, TX 78503** ("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.

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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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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.