

HOUSTON, TX LOCATION · HIGH TRAFFIC INTERSECTION (32,615 VPD) · CORPORATE LEASE · BONUS / ACCELERATED DEPRECIATION CAPABILITY

OFFERING MEMORANDUM

SUBJECT PROPERTY



7-ELEVEN

2600 S. Richey St. · Houston TX

Marcus & Millichap
THE DELTONDO GROUP

7-ELEVEN

2600 S. Richey St.
Houston TX

\$5,720,000
PRICE

5.00%
CAP

\$286,000
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibilities	None
Year Built	2021
Building Area	3,010 SF
Land Area	41,450 SF

ABSOLUTE NET LEASE | NO LANDLORD RESPONSIBILITIES

The property is secured by a 15-year absolute NNN lease with 11 years remaining.

ATTRACTIVE RENTAL GROWTH & RENEWAL OPTIONS

10% rent increases every 5 years, with four (4) five-year renewal options.

HIGH-TRAFFIC LOCATION IN HOUSTON, TX | 2ND FASTEST GROWING MSA IN U.S.

Positioned in a dense retail corridor with significant daily traffic at an intersection (32,615 VPD).

GLOBAL BRAND WITH STRONG CORPORATE GUARANTY

Leased to 7-Eleven, Inc. A Texas Corporation, a subsidiary of Seven & i Holdings Co., Ltd., the world's largest convenience store chain.

HOUSTON MSA | THIRD-LARGEST METRO ECONOMY IN THE U.S.

Houston's MSA boasts a population of approximately 7.5 million and is home to 23 Fortune 500 headquarters, the Texas Medical Center, and NASA's Johnson Space Center.





TENANT SUMMARY

Tenant:	7-Eleven Inc., A Texas Corporation
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	January 1, 2021
Lease Expiration:	December 30, 2036
Term Remaining:	11
Increases:	10% Every 5 Years
Options:	4, 5 Year
ROFO:	Yes - 10 Business Days

Year	Annual	Monthly
January 1, 2021 - December 30, 2025	\$260,000.04	\$21,666.67
January 1, 2026 - December 30, 2031	\$286,000.08	\$23,833.34
January 1, 2032 - December 30, 2036	\$314,600.04	\$26,216.67

*Using 1/1/2026 Rent for Pricing Purposes. Seller to Credit Buyer at COE Rent Difference

PROPERTY PHOTOS



WATCO
GREENS PORT
INDUSTRIAL TERMINAL

MANUFACTURER
Chevron
FLINT HILLS resources
NEXT WAVE ENERGY PARTNERS

MANUFACTURERS
Chevron Phillips CHEMICAL
INEOS THE WORD FOR CHEMICALS
BASF KINDER MORGAN
ALLIED INDUSTRIAL SALES, INC.
COLONIAL PIPELINE CO.
Afton

INTERACTIVE COLLEGE OF TECHNOLOGY
90 STUDENTS

HOUSTON

ALLENDALE SHOPPING CENTER
FOOD TOWN
SHERWIN WILLIAMS
DG
Pizza Hut

Auto Zone

USED-CARS
BSA

Walmart

ROSS DRESS FOR LESS
dd's DISCOUNTS

MEADOW CREEK APARTMENTS

Walgreens

JEFFERSON DENTAL CARE

cricket wireless

TITLEBUCK\$

7 ELEVEN

Mobil
S Allen Genoa Rd
18,769 VPD

SENIOR SUDS

FAMILY DOLLAR

EZPAWN

CENTURY AUTOMOTIVE REPAIR

Richey St
13,846 VPD

76 HANDY STOP
Neighborhood Market

San Luis RESTAURANT
& ICE CREAM PARLOR

Houston

HEADQUARTERS

Exxon Shell Chevron PHILLIPS 66
aramco Sysco CONOCO
LYB LyondellBasell CROWN CASTLE BBVA

TPC Group
MANUFACTURER

pepsi
BEVERAGE DISTRIBUTOR

TAQUERÍA HONDUREÑA EBENEZER
WASHATERIA
ONE STOP WASH AT ALLENDALE
OHANA NUTRITION

Mobil

MEADOW CREEK
APARTMENTS

CIRCLE K

TEXACO
boostmobile

Walgreens

S Allen Genoa Rd
18,769 VPD

Richey St
13,846 VPD

San Luis
RESTAURANT
- & ICE CREAM PARLOR -

76 HANDY STOP
Neighborhood Market

CENTURY AUTOMOTIVE
REPAIR

EZPAWN

Houston

SIP *SIP Industries*
Quality Manufacturer Since 1960

Fiesta
Little Caesars Pizza
DOLLAR TREE
Advance Auto Parts

ACSI *ADVANCED CONTAINMENT SYSTEMS INC.*

HOLISTON AIRPORTS

Shell **BURGER KING**
HANDY STOP
Neighborhood Market

SCHUMACHER
CARGO LOGISTICS
Confidence in Transport.

Queens Intermediate
618 students

Pasadena Independent School District Softball Fields

San Luis
RESTAURANT
- ICE CREAM PARLOR -

76 **HANDY STOP**
Neighborhood Market

Mobil

7 ELEVEN

MEADOW CREEK APARTMENTS

CENTURY AUTOMOTIVE REPAIR

S Allen Genoa Rd
18,769 VPD

EZPAWN

Walgreens

FAMILY DOLLAR

Richey St
13,846 VPD



DOWNTOWN HOUSTON HEADQUARTERS

WATCO
GREENS PORT INDUSTRIAL TERMINAL

Valero
REFINERY

7 ELEVEN

MANUFACTURERS

Walmart



UH UNIVERSITY OF HOUSTON
46,676 STUDENTS

HCC
48,159 STUDENTS

Fiesta
DOLLAR TREE
Advance Auto Parts

FOOD TOWN
It's Your Town.

Walmart

ROSS dds
DRESS FOR LESS! DISCOUNTS

THE HOME DEPOT **BEST BUY** **LOWE'S** **H-E-B** **ROSS DRESS FOR LESS**

OLD NAVY **Party City** **CHUCK E. CHEESE** **WING STOP**

Starbucks **IHOP** **Wendy's** **PANDA EXPRESS** **WHATABURGER** **Bank of America** **Olive Garden**

ALLENDALE SHOPPING CENTER

FOOD TOWN **Walgreens** **SHERWIN WILLIAMS** **DG** **Pizza Hut**

Richey St
13,846 VPD

DISTRIBUTION CENTERS

ACSI **SIP** **SIP Industries**
Quality Manufacturer Since 1960

45 63,709 VPD

F.M. Law Park

BNSF RAILWAY

Walmart **PET SMART** **Burlington** **FLOOR DECOR**

ALDI **DOLLAR TREE** **Starbucks** **Chick-fil-&** **Wendy's**

SONIC **Campero** **Waffle House** **Super 8** **HONDA** **Kia**

ALMEDA CROSSING

Conn's **ROSS** **five BELOW** **Bath & Body Works** **SALLY BEAUTY**

Marshalls **HARBOR FREIGHT** **CITITRENDS**

GameStop **AMERICA'S BEST CONTACTS & EYEGLASSES** **rue 21**

HOUSTON AIRPORTS
William P. Hobby International Airport
\$40.6 Billion Impact

O'Reilly
DISTRIBUTION CENTER



7-ELEVEN

7-Eleven, Inc., a Texas Corporation, is a wholly owned subsidiary of Seven & i Holdings Co., Ltd., the Japanese retail conglomerate. The company is headquartered in Irving, Texas, and is the largest convenience store chain in the world. 7-Eleven Inc., founded in 1927, is a premier name in the convenience-retailing industry, headquartered in Irving, Texas. As of 2024, the company operates over 13,000 stores across the U.S. and Canada, including approximately 9,500 under the 7-Eleven banner and around 3,800 under the Speedway banner. In 2024, 7-Eleven reported total assets of \$70.31 billion, fiscal year revenue of \$80.27 billion, gross profit of \$23.87 billion, and net income of \$1.57 billion. The company employs over 100,000 individuals and has an S&P investment-grade credit rating of A (Long-Term). From 2025 through 2027, 7-Eleven plans to build 500 new convenience stores, reflecting its ongoing expansion strategy.



CORPORATE PHOTO

\$80.27B[±]
REVENUE (2024)

13,000⁺
STORES

100,000⁺
EMPLOYEES

PUBLIC
OWNERSHIP
TOKYO EXCHANGE

500⁺
NEW STORES
PLANNED (2025-2027)



CORPORATE PHOTO

HOUSTON, TX

AUSTIN MSA, TX

Houston, Texas, is a dynamic city within the Houston-The Woodlands-Sugar Land MSA, which has a population of approximately 7.5 million. The city is experiencing significant growth, with projections to reach nearly 3.5 million jobs by the end of 2025. Houston's economic landscape is bolstered by major employers such as the Johnson Space Center, which supported nearly 40,000 Texas jobs in 2023 and contributed \$9.8 billion to the state's economic output. Additionally, the Houston MSA is home to 23 Fortune 500 headquarters, ranking third among metro areas in the USA (Fortune Magazine). The city is also home to the Texas Medical Center, the world's largest medical complex, further enhancing its economic diversity. Houston's educational infrastructure includes prestigious institutions like Rice University, renowned for its science and engineering programs. The city's diverse population and robust infrastructure make it an attractive destination for businesses and residents alike.

MAJOR ECONOMIC DRIVERS



HOUSTON HOSTS 23 FORTUNE 500 COMPANIES
RANKING 3RD BEHIND NEW YORK A& CHICAGO



7.5M
MSA POPULATION

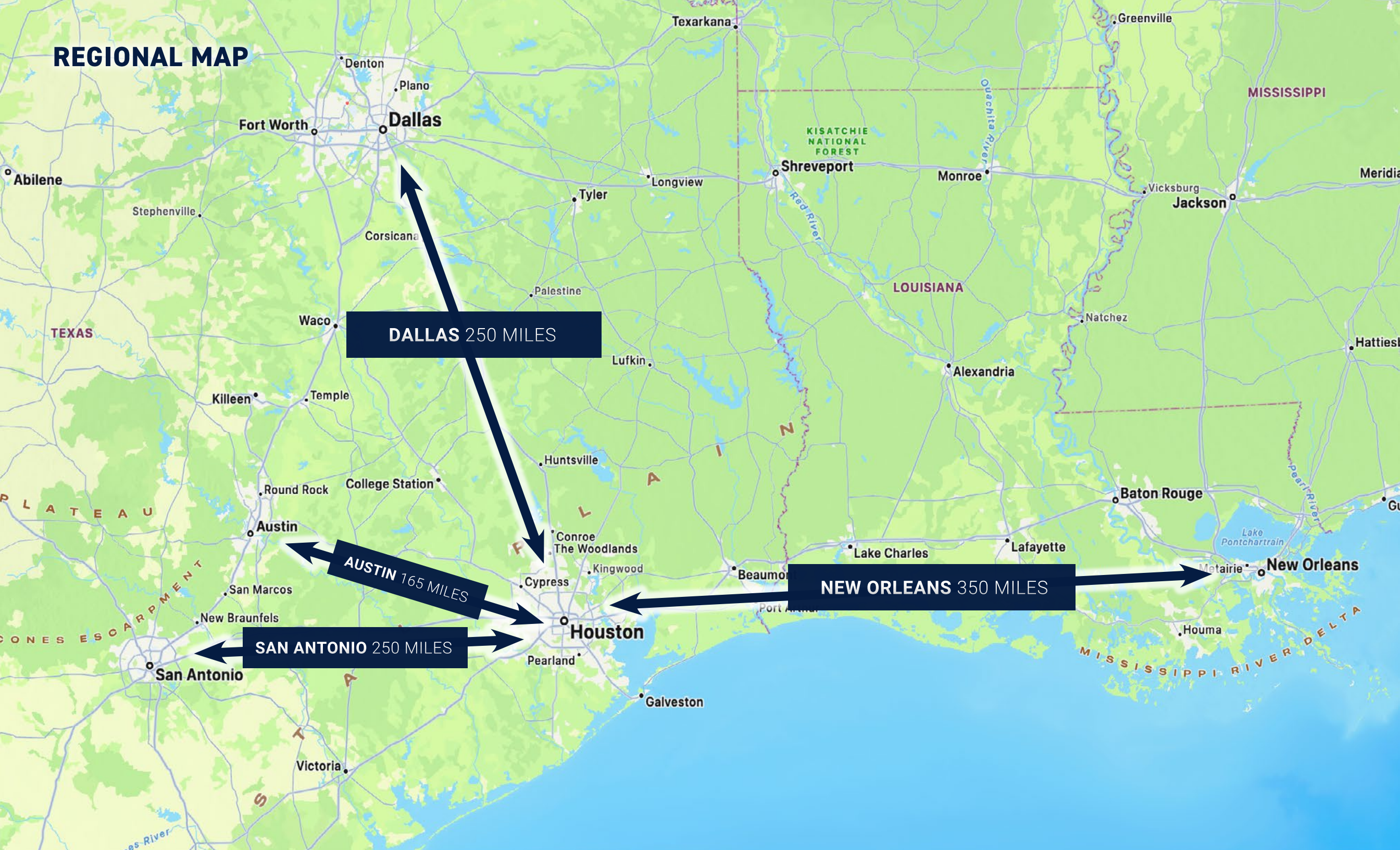
\$500M
IMPACT OF DELL
IN ROUND ROCK

\$2B
DELL STATEWIDE
IMPACT

\$248.1B
GROSS DOMESTIC
PRODUCT (MSA)



REGIONAL MAP



DALLAS 250 MILES

AUSTIN 165 MILES

SAN ANTONIO 250 MILES

NEW ORLEANS 350 MILES

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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