

100% Bonus Depreciation



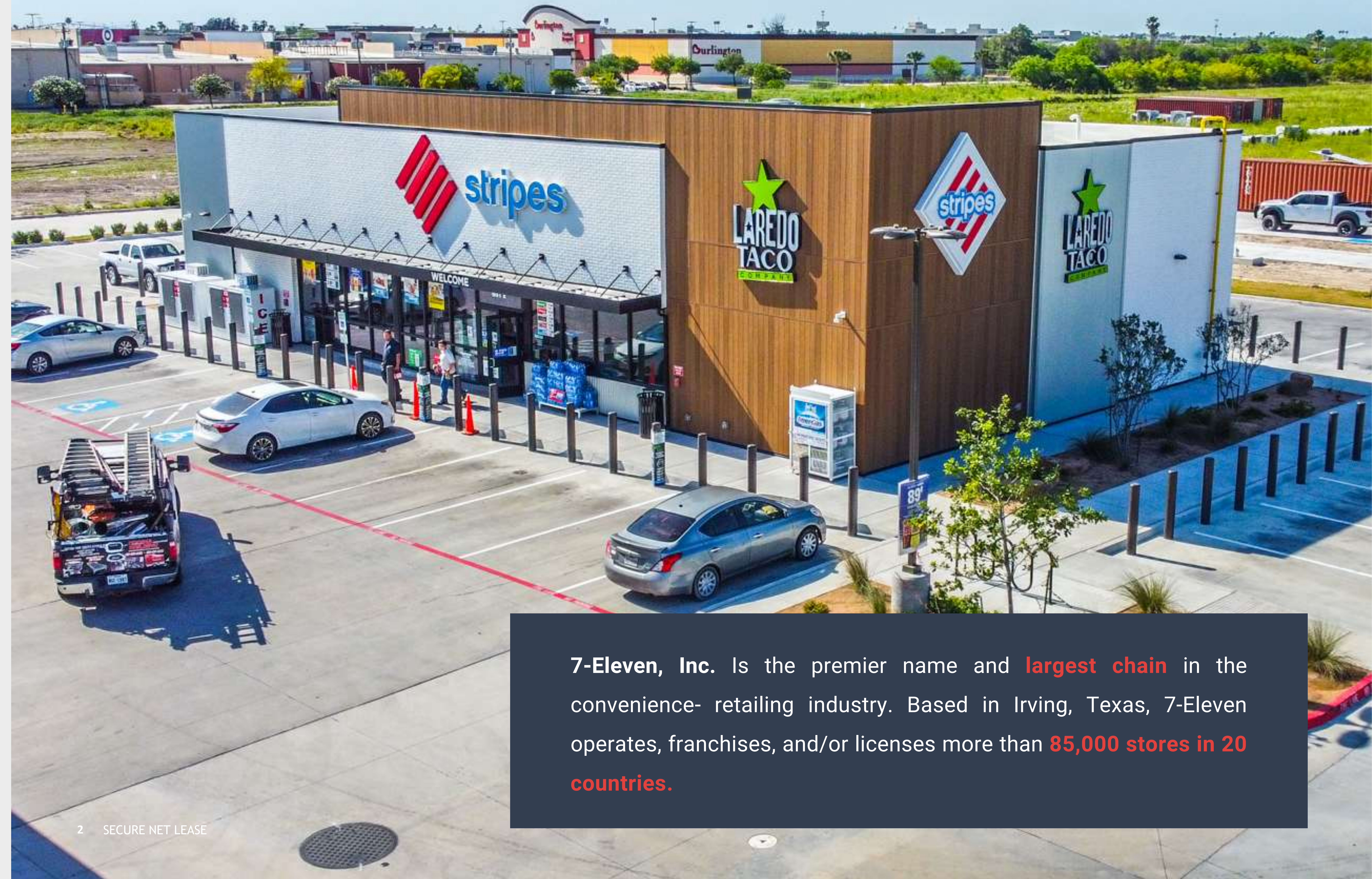
File Photo

7-Eleven with Laredo Taco

\$7,839,000 | 5.00% CAP

NWC Highway 83 & 23rd St., Penitas, TX 78576

- ✓ **Brand New 15-Year Absolute NNN Lease** With 10% Rental Increases Every 5 Years
- ✓ **Prime US-83 Frontage Location** | Rapidly Expanding Retail Corridor | +39k VPD
- ✓ **Shadow-Anchored By Walmart Supercenter and Home Depot** | Located Alongside Numerous National Tenants Within Liberty Corners Retail Center
- ✓ **McAllen-Edinburg-Mission MSA growth (1M+ Pop)** fueling investment in **Penitas** with \$40M+ in new retail and \$13M+ in Liberty Blvd expansion
- ✓ **The Rio Grande Valley is one of the fastest-growing regions in the U.S.,** with population expected to nearly double by 2045



7-Eleven, Inc. Is the premier name and **largest chain** in the convenience- retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises, and/or licenses more than **85,000 stores in 20 countries.**

INVESTMENT OVERVIEW

7-ELEVEN PENITAS, TX



File Photo

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

Joe Caputo

Managing Partner
(424) 220-6432

joe@securenetlease.com

\$7,839,000

5.00% CAP

NOI

\$391,941

Building Area

±4,853 SF

Land Area

±1.04 AC

Year Built

2026

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** May 27, 2026 (Estimated)
- ✓ **Brand New 15-Year Absolute NNN Lease** with (5) 5-Year Options to Renew, with 10% Rent Increases Every 5 Years, In Primary Term & Option Periods
- ✓ **Prime Location within Liberty Corners Retail Center with Direct Frontage on US-83**, a rapidly growing retail corridor shadow-anchored by Walmart Supercenter and a 136,000 SF Home Depot currently under construction and featuring national tenants including Denny's, Chick-fil-A, Starbucks, and Take 5 Oil Change.
- ✓ **Directly Adjacent to the Future Penitas Crossing**, a 58-acre master-planned retail center with announced national tenants Burlington, Ross Dress for Less, Marshalls, Five Below, LongHorn Steakhouse, and Olive Garden; poised to become the area's dominant shopping destination
- ✓ **Penitas, TX is Rapidly Transforming into a Regional Retail Destination** fueled by millions in investment from major national retailers, with this commercial growth underscored by the city's infrastructure investments like the Liberty Blvd expansion into a 2.5-mile, four-lane roadway that increases Penitas' connectivity to its retail center
- ✓ **With Nearly 1 Million Residents, the McAllen-Edinburg-Mission MSA is Emerging as a Powerhouse** in cross-border commerce, advanced manufacturing, and healthcare, driven by strong GDP growth, rapid job creation, and significant infrastructure investment—positioning the region to attract capital and sustain long-term economic expansion
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN PENITAS, TX

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+

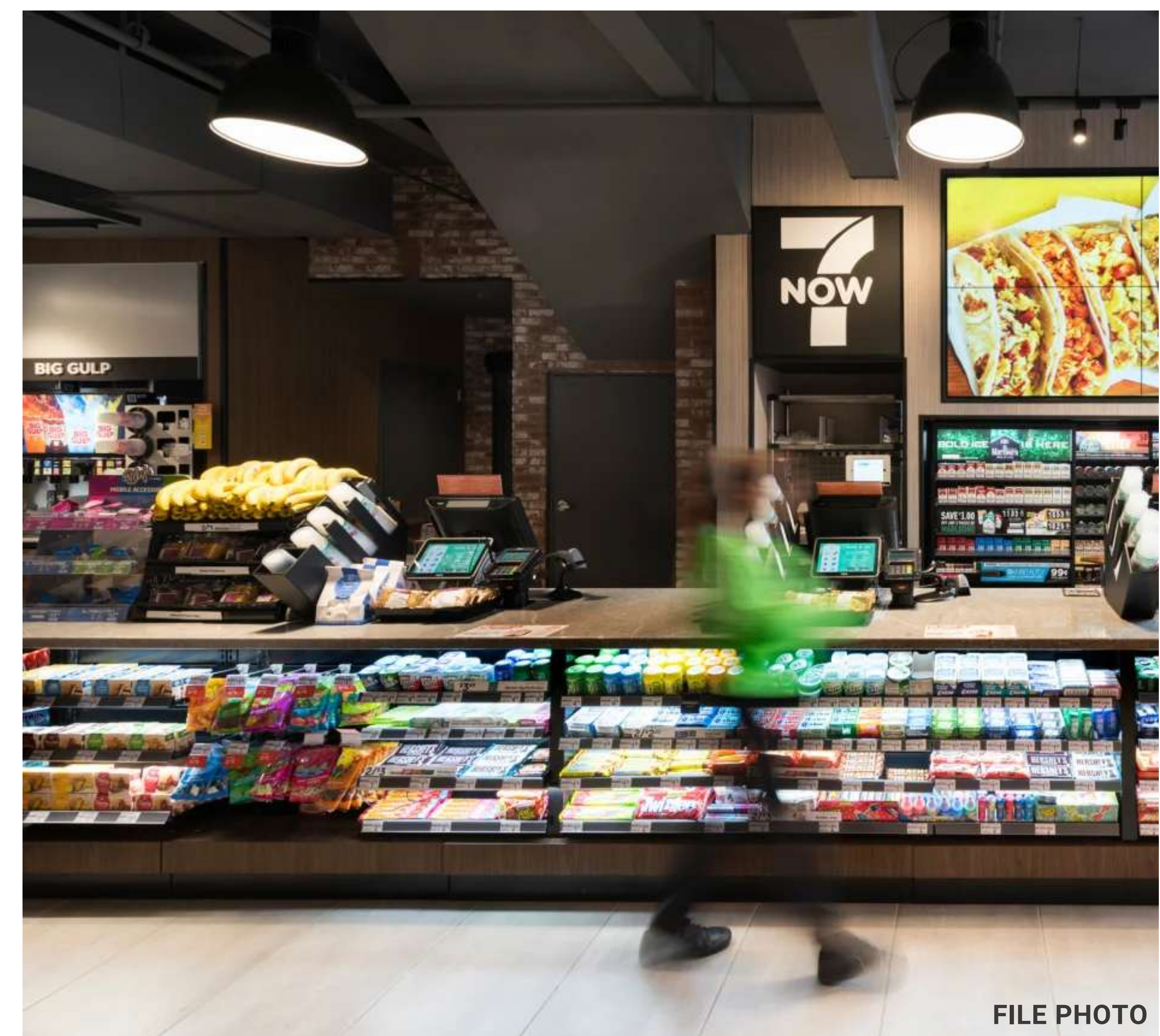


7-eleven.com

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high-quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the **world's largest convenience store** chain with more than 85,000 stores in 20 countries, of which approximately 15,300 are in the U.S. and Canada. These stores see approximately **64 million** customers per day.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven **focuses on** meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and **services** at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and **services** is tailored to meet the needs and preferences of local guests. 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in **stores nationwide** through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in **over 1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



FILE PHOTO



FILE PHOTO



FILE PHOTO

IN THE NEWS

7-ELEVEN PENITAS, TX

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings' fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven's North American **c-store business** into its own public entity in the second half of 2026.

The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.

7-Eleven's plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550**.

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It's also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100**.

It's unclear if this will increase **7-Eleven's** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company's 2024 summary.

EXPLORE ARTICLE



7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (CSTORE DIVE)

The remodels will use 7-Eleven's "new standard" store design, the large format, food-focused design that the retailer revealed in late 2024.

This adds to the **1,300 NTIs** under this format 7-Eleven was already planning to open by 2030 — a blueprint that remains in place, according to the presentation.

Seven & i continues to emphasize that 7-Eleven is on pace to hit its **target growth** even as the convenience retailer is once again set to close more stores than it opens across North America through this fiscal year.

When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the success of those sites, the retailer is upping the ante, as it will start converting older locations to the **modern design**. In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must "fundamentally improve existing stores first."

Setting out to remodel over half of its **13,000 c-stores** across North America underscores leadership's confidence in the new standard c-store design. According to the presentation, these locations yield about **30%** more traffic after one year and are expected to yield **44% more sales** than 7-Eleven's traditional stores after four years.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVENPENITAS, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Renewal Options
Rent Commencement	5/27/2026 (Estimated)
Lease Expiration	5/31/2041 (Estimated)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent Years 1-5	\$391,940.76
Annual Rent Years 6-10	\$431,134.80
Annual Rent Years 11-15	\$474,248.28
Option 1	\$521,673.12
Option 2	\$573,840.48
Option 3	\$631,224.48
Option 4	\$694,347.00
Option 5	\$763,781.64

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



BONUS DEPRECIATION

7-ELEVEN PENITAS, TX

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.



±21,398 VPD

N 23RD STREET

LA JOYA HIGH SCHOOL
JIMMY CARTER EARLY COLLEGE HIGH SCHOOL (2,624 STUDENTS)
(362 STUDENTS)

LORENZO DE ZAVALA MIDDLE SCHOOL
(608 STUDENTS)

IDEA LA JOYA
(243 STUDENTS)

JOHN F KENNEDY
ELEMENTARY SCHOOL
(661 STUDENTS)

GALLERIA DENTAL



SUBJECT PROPERTY
NWC HWY. 83 & 23RD ST.

GALLERIA DENTAL



CESAR E. CHAVEZ
MIDDLE SCHOOL
(653 STUDENTS)



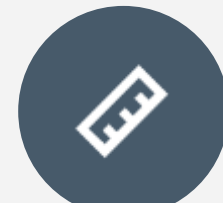
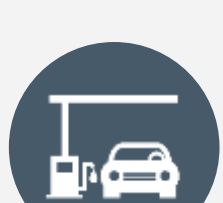
WALKER LAKE

±2,551 VPD



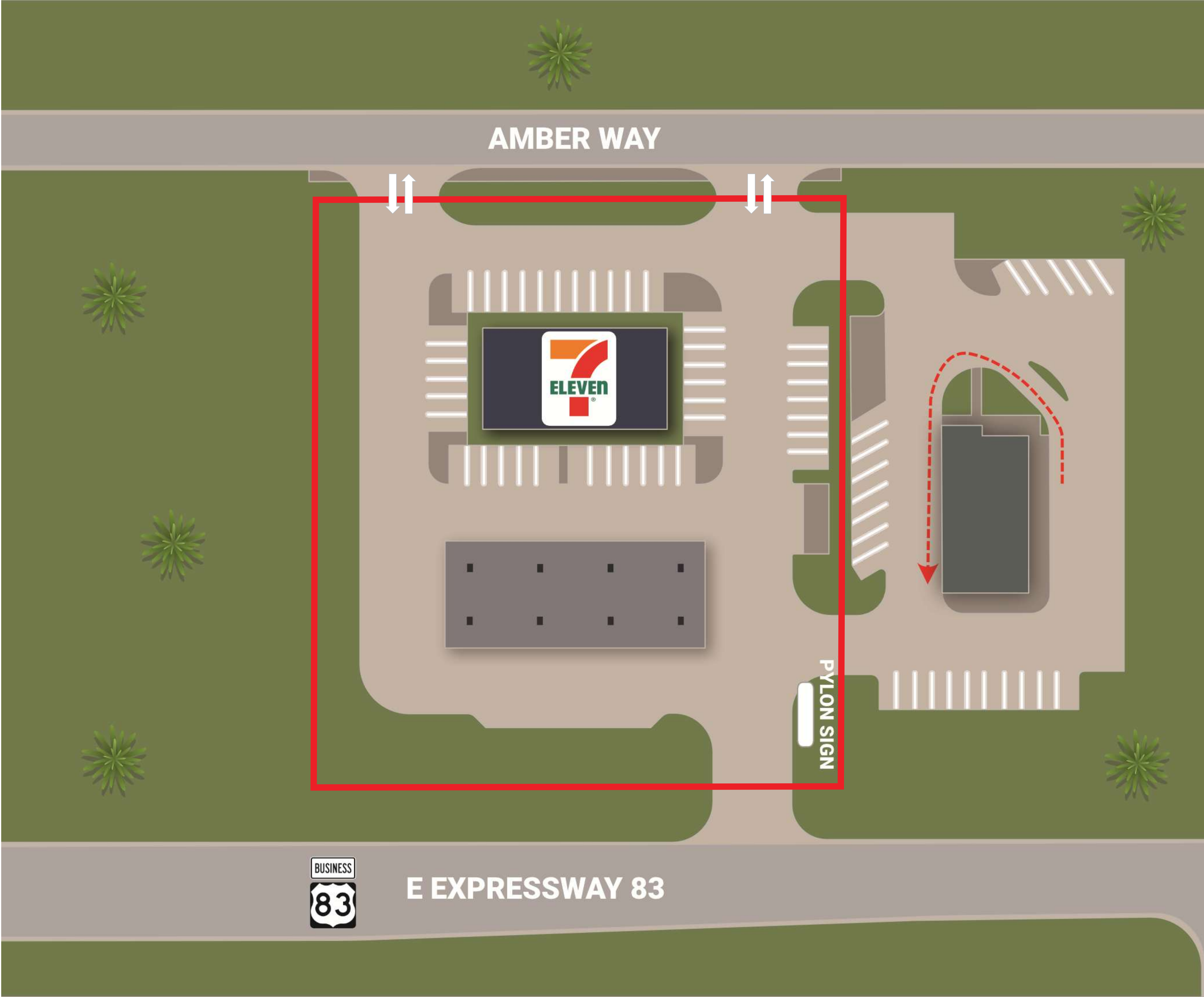
SITE OVERVIEW

7-ELEVEN PENITAS, TX

	Year Built	2026
	Building Area	±4,853 SF
	Land Area	±1.04 AC
	Pumps	8 MPDs
	Fueling Positions	16

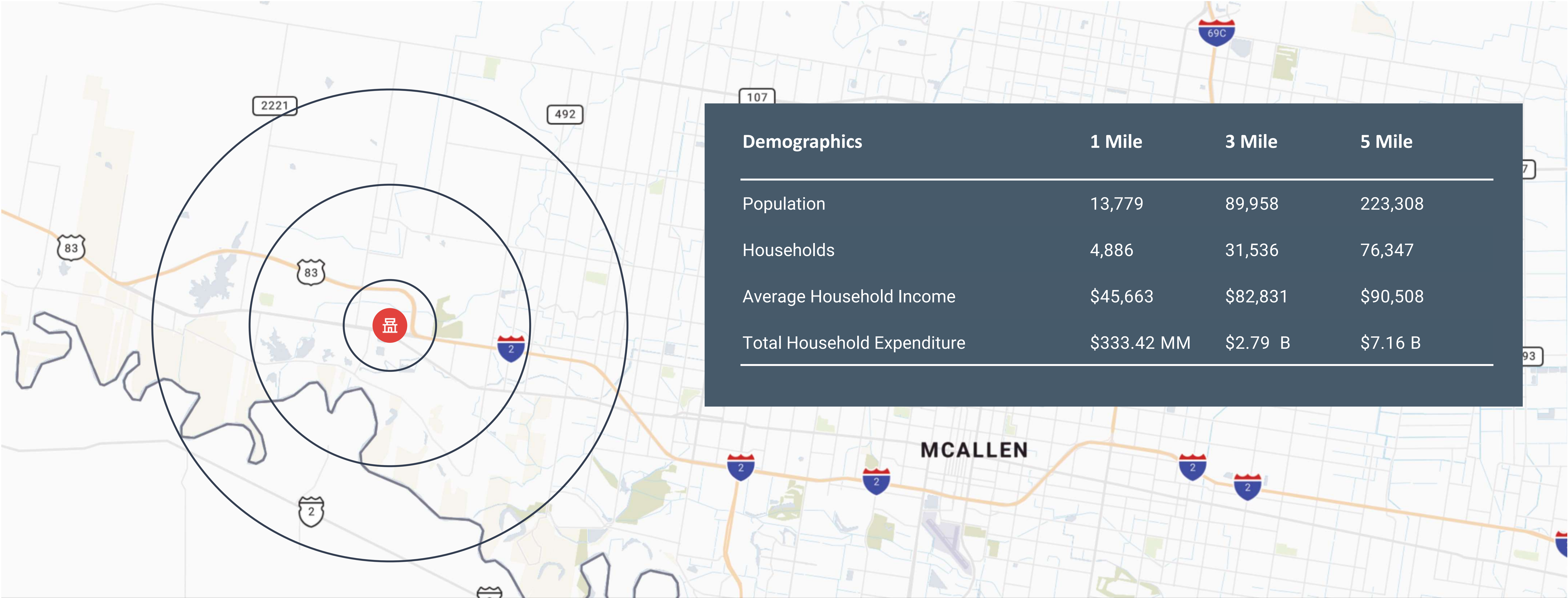
NEIGHBORING RETAILERS

- Walmart Supercenter
- Dollar General
- Dollar Tree
- AutoZone Auto Parts
- O’Reilly Auto Parts
- The Home Depot
- McDonald’s
- Dutch Bros
- Chick-fil-A
- Wendy’s



LOCATION OVERVIEW

7-ELEVEN PENITAS, TX



MCALLEN-EDINBURG-MISSION MSA ECONOMIC DRIVERS (EMPLOYEES)

1.

Edinburg Consolidated I.S.D (3,600)
2.

McAllen Independent School District (3,595)
3.

Edinburg Regional Medical Center (3,000)
4.

University of Texas Pan American (2,850)
5.

McAllen Medical Center (2,800)
6.

Hidalgo County (2,211)
7.

Mission Consolidated I.S.D (2,140)
8.

City of McAllen (1,801)
9.

Walmart (1,000)
10.

Columbia Rio Grande Regional Hospital (975)
11.

South Texas College (811)

LOCATION OVERVIEW

7-ELEVEN PENITAS, TX



Penitas
Texas

6,444
Population

\$48,993
Median Household Income

MSA Population

940,000+

Housing Growth Increase

81%

Peñitas, Texas is quickly evolving from a small border community into a high-growth market along the western edge of Hidalgo County, gaining momentum as both a residential and commercial destination.

The city is experiencing significant population expansion, supported by a pipeline of more than 400 acres of planned single- and multifamily development, alongside key infrastructure improvements such as the Tom Gill Road expansion and Liberty Road project.

Rapidly emerging retail hub in western Hidalgo County anchored by national development and population growth.

Local leadership has emphasized that this wave of development is expected to drive meaningful job creation, expand the tax base, and enhance public services—positioning Peñitas to support a higher level of retail and real estate activity.

As rooftops continue to fill in and traffic increases along the US 83 corridor, the area is quickly becoming an attractive target for new retail, service-oriented businesses, and neighborhood commercial development. This growth is closely tied to the broader strength of the McAllen–Edinburg–Mission metropolitan area, a key economic engine in South Texas located roughly 30 minutes from the U.S. – Mexico border. The metro has evolved into a hub for cross-border commerce, advanced manufacturing, and healthcare services, supported by strong GDP growth, rapid job creation, and ongoing infrastructure investment. Its strategic location, access to international trade routes, and a deepening labor pool fueled by more than 60,000 students enrolled in regional colleges and universities continue to attract employers and capital. As the metro expands westward, communities like Peñitas directly benefit from outward residential growth, increasing consumer demand, and the spillover of retail and commercial development from more established areas like McAllen and Mission. At a regional level, the Rio Grande Valley has matured into a dynamic and opportunity-rich market driven by sustained population growth, a rapidly expanding healthcare sector, and robust cross-border commerce with Mexico. The region now supports a full spectrum of commercial, retail, industrial, medical, educational, and retirement facilities, reflecting its evolution into a well-rounded economic hub. Retailers in particular benefit from a unique demand driver: millions of cross-border shoppers who travel into the U.S. year-round, creating a consistent and reliable boost to retail sales that is not fully captured in traditional demographic data. This steady flow of consumer activity, combined with strong regional fundamentals, continues to position the Rio Grande Valley—and emerging submarkets like Peñitas—as a market with proven momentum and long-term upside for investment and development.

IN THE NEWS

7-ELEVEN PENITAS, TX

Tiny Texas Border Town Is Set For Explosive Retail Growth in 2026

DINA AREVALO, SEPTEMBER 10, 2025 (MYSA)

It’s a town of less than 6,400 people in western Hidalgo County, but that hasn’t stopped the tiny Rio Grande Valley city of Peñitas from quickly becoming a boomtown for retail development.

"Over the last year, several major retailers have chosen to invest in the town about 15 miles west of McAllen. The town, whose history stretches back to 16th-century explorations by Spanish colonizers, extends from the banks of the Rio Grande northward across Interstate 2.."

EXPLORE ARTICLE

Retail Boom Transforms Penitas

March 30, 2026 (Construction Owners)

A wave of retail construction is rapidly transforming Peñitas, a small town in the Rio Grande Valley, into an emerging commercial destination fueled by millions of dollars in new development.

The developments are concentrated along U.S. Highway 83, which is quickly becoming the town’s primary commercial corridor.

Between the future Home Depot and Peñitas Crossing, construction is nearing completion on a new Stripes location, adding to the growing mix of retail offerings.

This corridor builds upon the earlier success of the Liberty Corners retail center, which helped spark Peñitas’ commercial growth. That center already hosts popular chains such as: Chick-Fil-A, Wendy’s, Denny’s, Starbcuks. Together, these developments are creating a contiguous retail zone that is expected to attract shoppers from across western Hidalgo County.

EXPLORE ARTICLE

Home Depot Anchors Penitas Boom As City Braces for Retail, Housing Surge

LEA JUAREZM, SEPTEMBER 28, 2025 (RGV BUSINESS JOURNAL)

Home Depot will open a 136,000-square-foot store in Peñitas as part of a wave of new shopping centers and housing developments that city officials say will transform the 6,400-resident community’s economy and tax base.

"The two retail centers at Expressway 83 and 23rd Street could provide more than 200 jobs and access to goods previously only available in larger nearby cities, City Manager Beto Garza said.

“We’re going to have a tremendous amount of growth here in the next five years,” Garza said. “These projects are going to bring jobs, economic growth, tax money to the city, and it offers to extend more services and exciting new developments to our citizens.”"

EXPLORE ARTICLE

A year of becoming: The Rio Grande Valley in 2026

JAMES MOORE, JANUARY 6, 2026 (RIO GRANDE VALLEY BUSINESS JOURNAL)

Entering the year 2026, the Rio Grande Valley (RGV) is navigating what appears to some analysts as a complex transition from rapid, pandemic-era growth to a more structured, industrial-focused economy.

Our reporting over the last quarter of 2025, and some of the work of other regional publications, suggests the upcoming year will be defined by massive infrastructure completions, a slightly surprising pivot in cross-border trade dynamics, and the burgeoning aerospace and energy sector in the Port of Brownsville.

Infrastructure is perhaps the most visible story of 2026, and there aren’t many projects bigger than efforts to expand bridges to manage the burgeoning bi-national trade of the Valley.

EXPLORE ARTICLE

Retail Surge Underway As Construction Reshapes Tiny Texas Town

DINA AREVALO, MARCH 29, 2026 (MYSA)

A tiny border town in deep South Texas is quickly transforming into a shopping hub thanks to millions in investment by some big-name retailers.

Soon Peñitas, a small town in the Rio Grande Valley of about 6,400 people, will go from being a blink-and-you-miss it spot on the highway to a shopping destination.Chief among the retailers investing in the western Hidalgo County town is home improvement juggernaut Home Depot. Last June, the big box store known for its cheerfully bright orange and white logo embarked on a \$20.2 million plan to construct what will become just the fifth Home Depot store in the Valley...

Less than a mile away, site preparation is still under way for another retail development project that launched last summer. It’s called Peñitas Crossing. The 58-acre site will be built in phases, and several budget-conscious retailers have already signed up to open stores in Phase 1 of the development.

EXPLORE ARTICLE

It is time to recognize the Rio Grande Valley as a rising borderland metropolis

RODNEY GOMEZ, LUIS GUAJARDO, EDNA ELY-LEDESMA , JUNE 15, 2022 (KINDER)

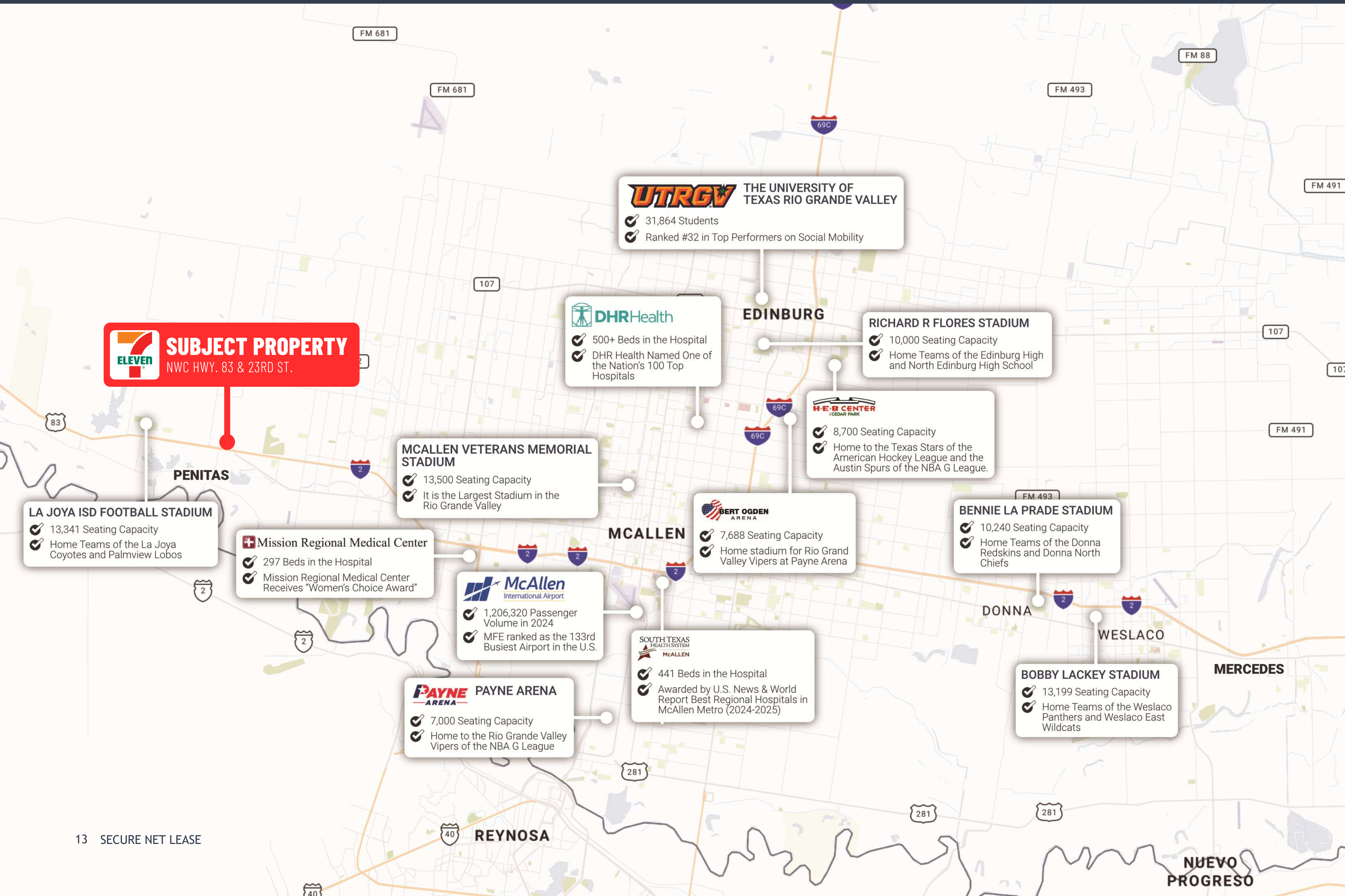
The Rio Grande Valley (RGV), or el Valle del Rio Bravo as it is known in Mexico, is often considered a far flung collection of small-town border communities. As such, it remains largely unknown to the rest of the U.S., except when cited as one of the poorest areas in the country alongside Middle Appalachia or the Lower Mississippi Delta.

In 2020, it garnered national attention as one of the nation’s hotspots for COVID-19, appearing across a variety of media like the Washington Post and New York Times. The region has also made headlines more recently because of controversial placement of a SpaceX launch site in the Brownsville area, near the mouth of the Rio Grande River on the Gulf of Mexico. While public debate and questioning surrounding one-off projects like SpaceX is important, this article focuses on wider challenges and opportunities for the region’s urbanization.

EXPLORE ARTICLE

METRO AREA

7-ELEVEN PENITAS, TX



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President
(713) 263-3981
ebenton@securenetlease.com

Joe Caputo

Managing Partner
(424) 220-6432
joe@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210
bob@securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN PENITAS, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.