7-ELEVEN

SUBLEASED TO RICHEY EAGLE MART

2600 S. Richey St. · Houston TX

Marcus & Millichap
THE DELTONDO GROUP

SUBJECT PROPERTY

7-ELEVEN

SUBLEASED TO RICHEY EAGLE MART

2600 S. Richey St.
Houston TX

PRICE

$4,400,000

CAP

6.50%

NOI

$286,000

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 10.3 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.

SUBJECT PROPERTY

Year	Annual	Monthly
January 1, 2021 - December 30, 2025	$260,000.04	$21,666.67
January 1, 2026 - December 31, 2030	**$286,000.08**	**$23,833.34**
January 1, 2031 - December 31, 2035	$314,600.04	$26,216.67

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

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 31, 2035
Term Remaining:	10.3 Years
Increases:	10% Every 5 Years
Options:	4, 5 Year
ROFO:	Yes - 10 Business Days

**Tenant has notified Landlord that they will not be exercising their options to renew.*

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 Chemical Passion for Solutions
INTERACTIVE COLLEGE OF TECHNOLOGY
90 STUDENTS
Houston
ALLENDALE SHOPPING CENTER
FOOD TOWN It's Your Town.
SHERWIN WILLIAMS.
DG
Pizza Hut
AutoZone
USED CARS BSA
Walmart
ROSS DRESS FOR LESS
dd's DISCOUNTS
JEFFERSON DENTAL CARE
Walgreens
cricket wireless
MEADOW CREEK APARTMENTS
TITLEBUCKS
SEÑOR SUDS
FAMILY DOLLAR
EZPAWN
7 ELEVEN
Mobil
S Allen Genoa Rd 18,769 VPD
CENTURY AUTOMOTIVE REPAIR
Richey St 13,846 VPD
76
HANDY STOP Neighborhood Market
San Luis RESTAURANT & ICE CREAM PARLOR
VIVA SU MEJOR VIDA


Houston
HEADQUARTERS
Exxon
Shell
Chevron
PHILLIPS 66
aramco
Sysco
conoco
LyondellBasell
CROWN CASTLE
BBVA
TPC Group
MANUFACTURER
pepsi
BEVERAGE DISTRIBUTOR
TAQUERÍA HONDUREÑA EBENEZER
WASHATERIA
ONE STOP WASH AT ALLENDALE
OHANA NUTRITION
7 ELEVEN
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 Industries
Quality Manufacturer Since 1960
SCHUMACHER
CARGO LOGISTICS
Confidence in Transport.
Fiesta
Little Caesars Pizza
DOLLAR TREE
Advance Auto Parts
ACSI ADVANCED CONTAINMENT SYSTEMS INC.
HOUSTON AIRPORTS
BURGER KING
Shell
HANDY STOP
Neighborhood Market
Queens Intermediate
618 students
Pasadena Independent
School District Softball Fields
San Luis
RESTAURANT
76
HANDY STOP
Neighborhood Market
Mobil
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
Chevron
OXY
PHILLIPS 66
hp
ExxonMobil
Sysco
Academy SPORTS+OUTDOORS
HCC
HALLIBURTON
conoco
LyondellBasell
THE UNIVERSITY OF TEXAS MD Anderson Cancer Center
CROWN CASTLE
BBVA
WATCO
GREENS PORT INDUSTRIAL TERMINAL
Valero
REFINERY
7 ELEVEN
MANUFACTURERS
Chevron Phillips Chemical
INEOS
BASF
KINDER MORGAN
ALLIED INDUSTRIAL SALES, INC.
COLONIAL PIPELINE CO.
Afton Passion for Solutions
Walmart
UNIVERSITY OF HOUSTON
46,676 STUDENTS
HCC
48,159 STUDENTS
FOOD TOWN
Walmart
ROSS DRESS FOR LESS
dd's DISCOUNTS
Fiesta
Little Caesars Pizza
DOLLAR TREE
Advance Auto Parts
THE HOME DEPOT
BEST BUY
LOWE'S
H-E-B
ROSS DRESS FOR LESS
OLD NAVY
Party City
CHUCK E. CHEESE
WING STOP
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 ADVANCED CONTAINMENT SYSTEMS INC.
SIP Industries Quality Manufacturer Since 1960
45
63,709 VPD
F.M. Law Park
Walmart
PETSMART
Burlington
FLOOR & DECOR
ALDI
DOLLAR TREE
Chick-fil-A
Wendy's
SONIC
Pollo CAMPERO
WAFFLE HOUSE
Super 8
HONDA
KIA
ALMEDA CROSSING
Conn's
ROSS DRESS FOR LESS
five BELOW
Bath & Body Works
SALLY BEAUTY
Marshalls
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
CITI TRENDS
GameStop
AMERICA'S BEST CONTACTS & EYEGLASSES
rue21
BNSF RAILWAY
HOUSTON AIRPORTS
William P. Hobby International Airport
$40.6 Billion Impact
O'Reilly
DISTRIBUTION CENTER
45
10
610
8
225
35
3

7-ELEVEN

SUBLEASED TO RICHEY EAGLE MART

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.

Azeem Noorani and his spouse with 30 years in the convenience store industry have 20 locations in the Houston metro area as part of Azeem Fuel &Petroleum Inc (Flagship Corporation). These stores are branded Shell, Exxon, Valero, Texaco, and Chevron and all have convenience stores associated with them. They are also pillars in the Houston metro area and provided bank references from Steller and City Bank based in Houston, Texas. Other references include Greater Houston Retailers Cooperative Association, Inc. (GHRA) a wholesale and distribution supplier for independent convenience store members based in the greater Houston area.

CORPORATE PHOTO

$80.27B±	**13,000+**	**100,000+**	**PUBLIC**	**500+**
REVENUE (2024)	STORES	EMPLOYEES	OWNERSHIP TOKYO EXCHANGE	NEW STORES PLANNED (2025-2027)

CORPORATE PHOTO

HOUSTON, TX

AUSTIN MSA, TX

Houston, Texas, is 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

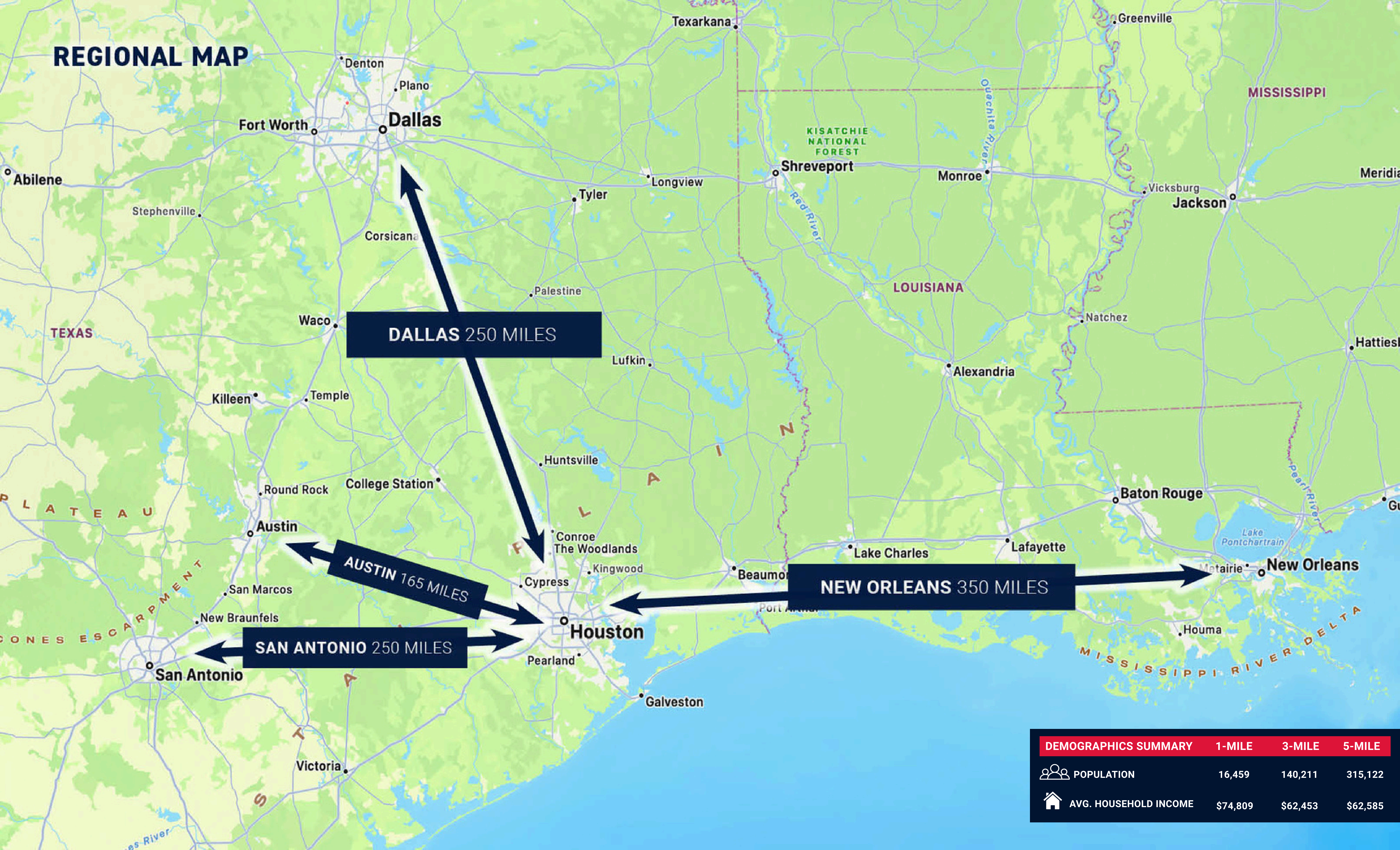
$500M
IMPACT OF DELL IN ROUND ROCK

$2B
DELL STATEWIDE IMPACT

$248.1B
GROSS DOMESTIC PRODUCT (MSA)

HOUSTON REPRESENTS 45% OF TEXAS REFINING CAPABITY & 14.3% OF THE NATION'S

REGIONAL MAP



DEMOGRAPHICS SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	16,459	140,211	315,122
AVG. HOUSEHOLD INCOME	$74,809	$62,453	$62,585

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