433 NE 8th Street

Premont, Texas

Subject Property

STONECLIFF

OFFERING MEMORANDUM

Contacts

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SECTION 01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Tenant	7-Eleven
Address	433 NE 8th Street Premont, TX 78375
County	Jim Wells County
Guaranty	Corporate (7-Eleven, Inc.)
NOI	$550,000
Rent Increases	10% Every 5 Years
Rent Commencement	Nov 2025
Rent Expiration	Nov 2040
Lease Type	Absolute NNN
Original Lease Term	15 Years
Lease Term Remaining	15 Years
Options	Five (5), Five (5) Year Options

$10,377,358
ASKING PRICE

5.50%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	$45,833	$550,000	-
6 - 10	$50,416	$604,996	10.00%
11 - 15	$55,458	$665,495	10.00%
Extension Terms			
16 - 20	$61,004	$732,045	10.00%
21 - 25	$67,104	$805,774	10.00%
26 - 30	$73,815	$885,774	10.00%
31 - 35	$81,196	$974,351	10.00%
36 - 40	$89,315	$1,071,786	10.00%

INVESTMENT HIGHLIGHTS

Qualifies for Bonus Depreciation

The property Qualifies for Bonus Depreciation

High-Growth Retailer

Continues to expand through acquisitions and new development in high-growth U.S. markets

Experienced & Established Brand

Operates over 80,000 locations worldwide

Strong Financials

Corporate-backed lease with 2024 annual revenue of $79.76 billion (USD)

Commercial Fueling Lanes

This location has 5 Commercial Fueling Lanes to drive additional traffic.

Long-Term Stability

New 15 year lease with Five (5) Five (5) year options to extend

Absolute NNN Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 10% increases every 5 years

Prime Location

Positioned along main commercial corridor U.S. Hwy 281 with near connectivity to South Broadway Street

- Strategically positioned along U.S. Highway 281 (13,300 VPD) with near connectivity to South Broadway Street (14,600 VPD), the property benefits from strong daily traffic flow within the main commercial corridor of Premont. Premont U.S. 281 serves as the city's primary north-south arterial, linking San Antonio to the Rio Grande Valley and providing steady commuter and logistics activity ideal for convenience retail.
- Located less than one mile from Premont ISD's K-12 campuses, serving approximately 782 students across the district. Daily school traffic and community events generate consistent visibility and repeat customer flow for nearby retail and quick-service destinations.
- Part of the broader Corpus Christi-Kingsville-Alice Combined Statistical Area with a population exceeding 470,000 residents, the Premont corridor benefits from the area's ongoing infrastructure upgrades.

DEMOGRAPHICS

POPULATION (RADIUS)

1,582
1-Mile

2,731
3-Mile

2,974
5-Mile

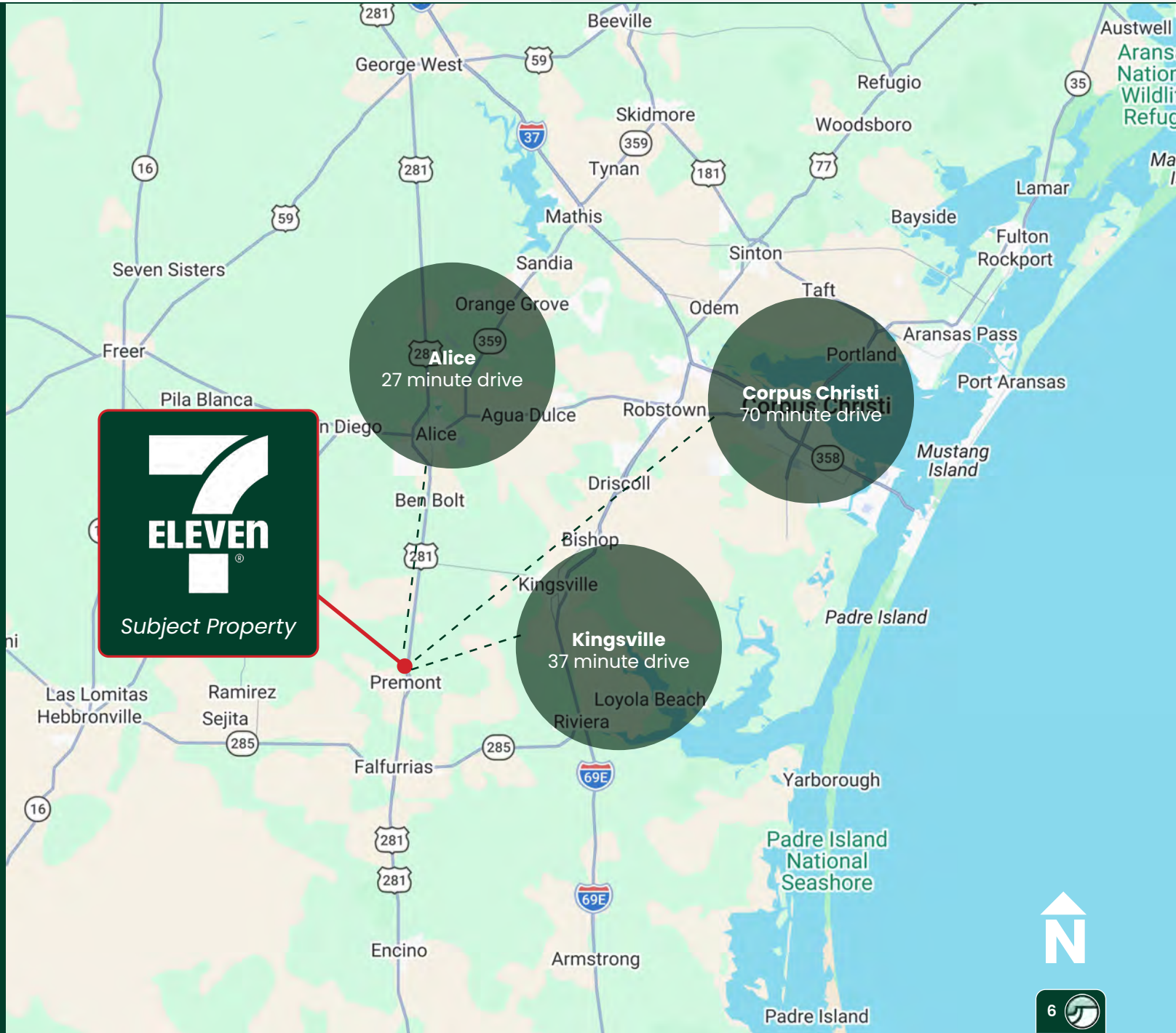
AVERAGE HOUSEHOLD INCOME

$46,720
1-Mile

$47,659
3-Mile

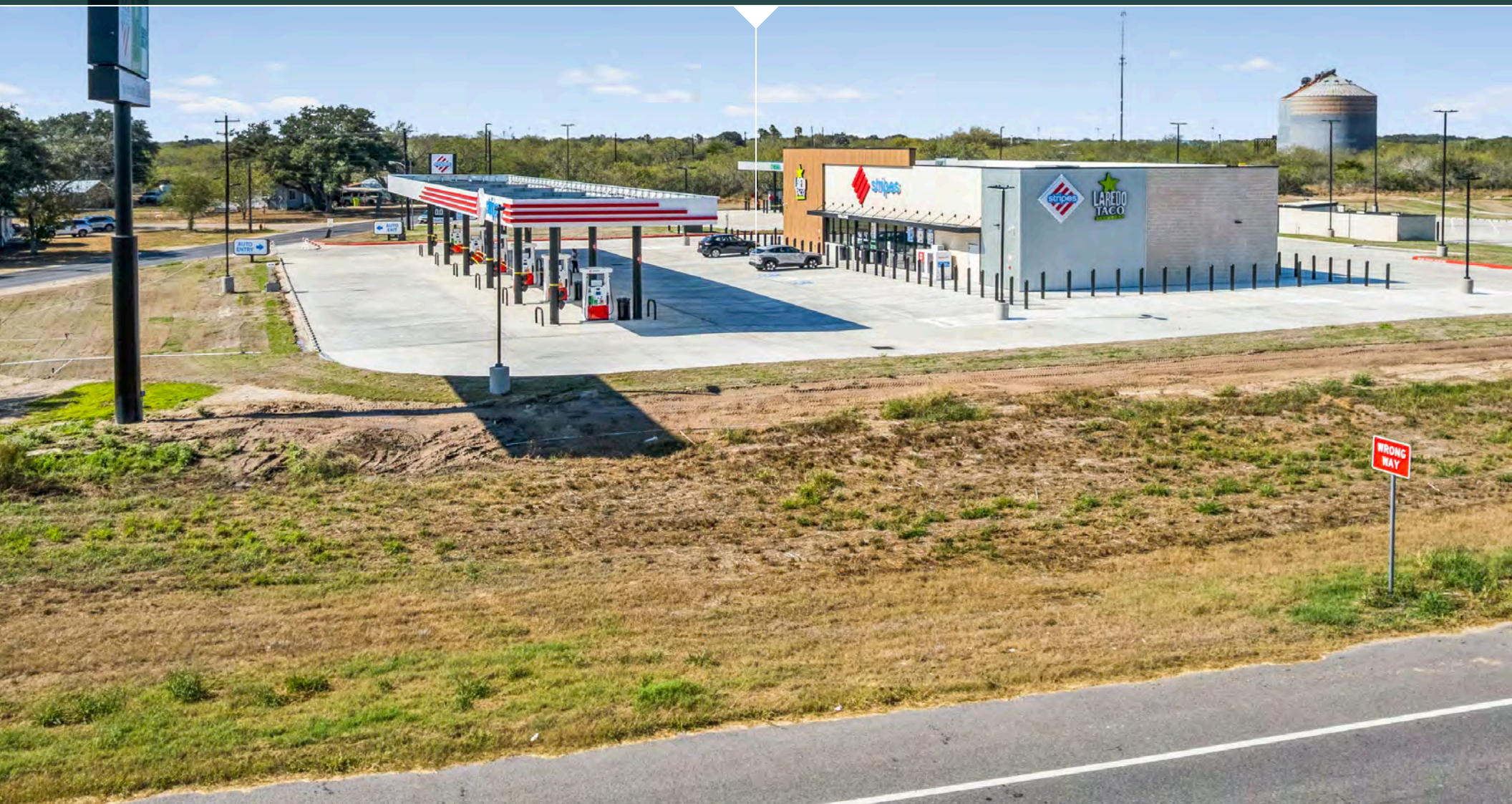
$48,429
5-Mile

**2024 Estimates - Costar*



SECTION 02

PROPERTY OVERVIEW



SITE PLAN / PROPERTY DETAILS

5,356
Square Feet

3.96
Acres

2025
Year Built

DRONE AERIAL

AERIAL

Premont
Junior High School
163 Students
Premont
High School
196 Students
7 ELEVEN
DQ
14,600 VPD
S Broadway St
DOLLAR GENERAL
market
FAMILY DOLLAR
13,300 VPD
Hwy 281

SECTION 03

TENANT PROFILE

TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX	135,000+	80,000+
Headquarters	Employees	Stores Nationally

7-Eleven, Inc. is the world's largest convenience retailer, operating, franchising, and licensing over 77,700 stores across 18 countries and regions. The company originated in 1927 when Southland Ice Company employee John Jefferson Green, under the guidance of founding executive Joe C. Thompson Sr., began selling basic household staples from an ice dock in Dallas, Texas. This novel concept evolved into the company's first convenience outlets, known as "Tote'm Stores." In 1946, the brand was renamed 7-Eleven® to highlight its then-unprecedented operating hours of 7 AM to 11 PM, seven days a week. The corporate name officially became 7-Eleven, Inc. in 1999. Today, 7-Eleven is wholly owned by Seven & i Holdings Co., Ltd., a Tokyo-based global retail group. The company operates multiple major brands in the United States, including Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken & Biscuits.

7-Eleven has continued to grow through strategic acquisitions that significantly expanded its U.S. footprint. In 2021, 7-Eleven completed its largest acquisition to date, purchasing approximately 3,900 Speedway convenience stores for $21 billion, strengthening its presence in high-growth and high-traffic markets nationwide. Earlier acquisitions include Southern California's Mega Store chain and the Hawaii-based Shell gas and convenience portfolio, along with ongoing bolt-on acquisitions of independent operators. These acquisitions have reinforced the company's dominant national position, broadened its fuel platform, and enhanced foodservice offerings. A recognized pioneer in the convenience retail industry, 7-Eleven introduced several innovations including to-go coffee, 24/7 operating hours, self-serve fountain beverages, and modern franchise retailing, consistently ranking among the top franchisors in the country. Its signature proprietary products—such as Slurpee® and Big Gulp®—remain cultural and category staples.

With unmatched global scale, strong brand recognition, and ongoing strategic consolidation, 7-Eleven continues to execute on its mission: to be the first choice in convenience—anytime, anywhere. Its credit-worthy corporate backing and long-standing market dominance make 7-Eleven one of the most sought-after tenants in the single-tenant net-lease sector.

SECTION 04

MARKET OVERVIEW

Premont TX

Premont, Texas, is a small but strategically positioned community in southern Jim Wells County along U.S. Highway 281, a key corridor connecting San Antonio to McAllen and the Rio Grande Valley. The city's location on this major north–south route provides direct access to regional trade, travel, and distribution networks, linking it to markets across South Texas. Surrounded by agricultural land and regional oil and gas activity, Premont benefits from steady traffic flow and a growing emphasis on rural development along the future I-69C corridor.

The broader Jim Wells County area continues to see incremental economic growth supported by infrastructure investments, highway improvements, and nearby industrial expansion in Alice and Kingsville. These developments have strengthened regional employment opportunities and driven gradual demand for housing, retail, and essential services in smaller towns like Premont.

Combining its strategic highway location, affordability, and access to regional markets, Premont offers investors a stable, entry-level opportunity in South Texas. With it's expanding infrastructure and proximity to larger economic hubs, the city is well postitioned for long-term growth as new commercial and residential activity continues to move south along the U.S. 281 corridor.

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