



1002 Highway 76 East

White House, Tennessee
(Nashville MSA)



OFFERING MEMORANDUM



Contacts

TEDDY LEONARD

Managing Principal

P: 512.573.0101

E: teddy@stonecliffre.com

TX#: 631339

AUSTEN BALDRIDGE

Senior Vice President

P: 281.477.4363

E: abaldridge@newquest.com

TX#: 672771



SECTION 01

EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



Tenant	7-Eleven
Address	1002 TN-76 White House, TN 37188
County	Robertson
Guaranty	Corporate (7-Eleven, Inc.)
NOI	\$602,914
Rent Increases	7.50% Every 5 Years
Rent Commencement	8/8/2024
Rent Expiration	9/30/2039
Lease Type	Absolute NNN
Original Lease Term	15 Years
Lease Term Remaining	13+ Years
Options	Four (4), Five (5) Year Options
Right of First Refusal	Yes



\$11,710,000
ASKING PRICE



5.15%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$50,243	\$602,914	
6 - 10	\$54,011	\$648,133	7.50%
11 -15	\$58,062	\$696,742	7.50%
Extension Terms			
16 - 20	\$62,417	\$748,998	7.50%
21 -25	\$67,098	\$805,173	7.50%
26 - 30	\$72,130	\$865,561	7.50%
31 -35	\$77,540	\$930,478	7.50%



INVESTMENT HIGHLIGHTS

Qualifies for Bonus Depreciation

The property Qualifies for Bonus Depreciation (Consult Tax Accountant)

High-Growth Retailer

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

Experienced & Established Brand

Operates over 84,000+ locations worldwide

Strong Financials

Corporate-backed lease with 2024 annual revenue of \$81+ billion (USD)

New Construction

New 2024 construction featuring a Raise the Roost Chicken & Biscuits QSR

Long-Term Stability

13+ years remaining with 4 (Four) 5 (Five) year options to extend

Absolute NNN Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 7.5% increases every 5 years

Large Format Location

The property sits on 3.47 Acres and features 8 MPDS (16 Pumps) & 3 diesel lanes

- **Prime Location** – Strategically located at the interchange of TN-76 (21,670) and Interstate 65 (64,972 VPD)
- **Near Several National Tenants** – Less than a mile from a Walmart Supercenter–anchored shopping center, positioning the property to draw steady traffic and benefit from strong crossover shopping activity. Other tenants include McDonald's, Whataburger, Waffle House, Kroger, Love's, Zaxby's & more
- **Proximity to Nashville** – Only 25 miles North of Downtown Nashville, capturing both local and regional traffic.
- **Fast Growing City** – White House, TN has had a population increase of 28.87% over the past 5 years



DEMOGRAPHICS

POPULATION (RADIUS)



29,562
5-Mile



93,383
10-Mile



294,455
15-Mile

AVERAGE HOUSEHOLD INCOME



\$95,740
5-Mile



\$102,314
10-Mile

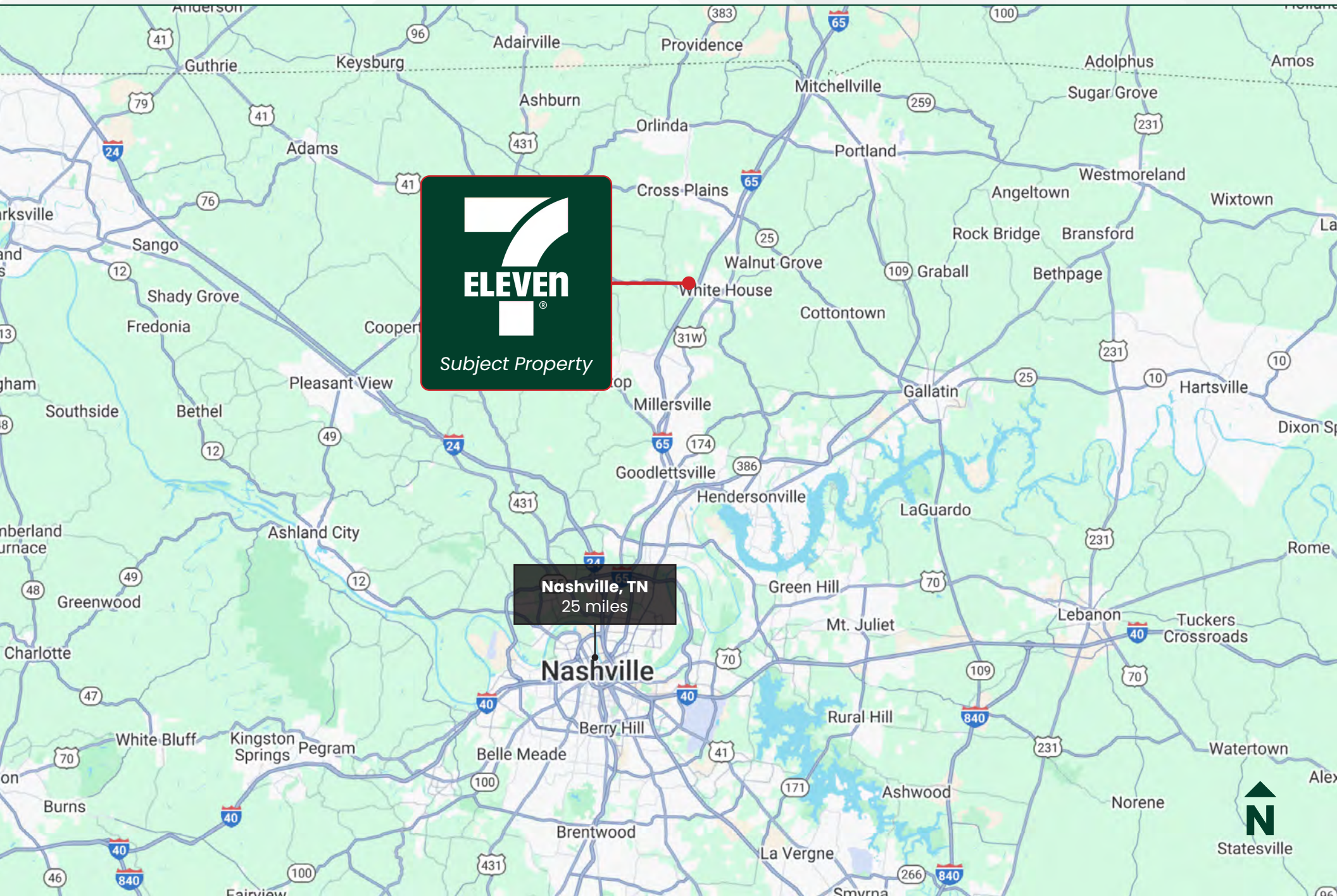


\$93,180
15-Mile

*2024 Estimates - Crexi



LOCATION MAP



SECTION 02

PROPERTY OVERVIEW

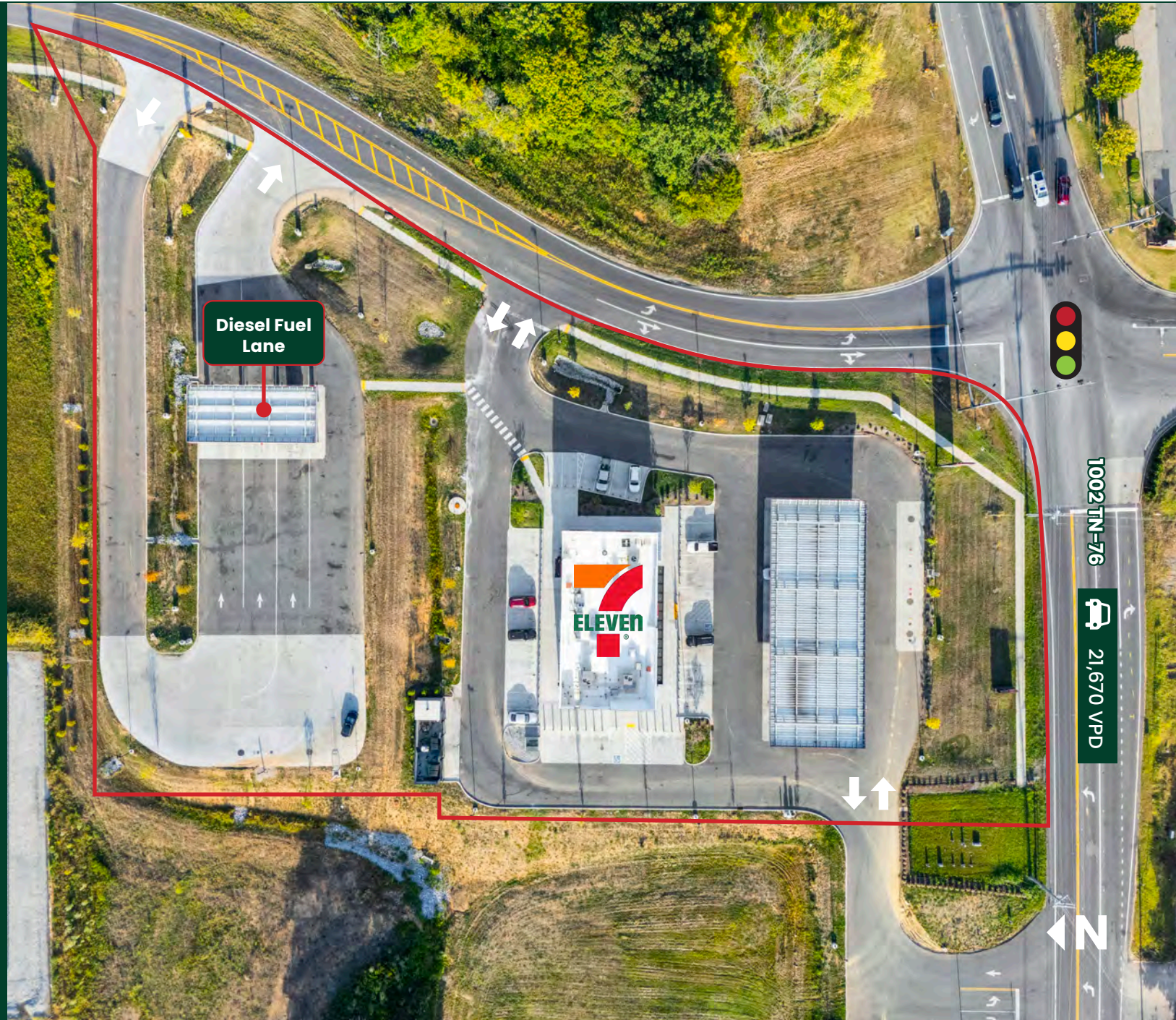


SITE PLAN / PROPERTY DETAILS

4,650
Square Feet

3.47
Acres

2024
Year Built



AERIAL



7
ELEVEN
Subject Property

Walmart

CALIBER
COLLISION

Jersey Mike's
SUBS

Wendy's

verizon

Kroger

FIFTH THIRD BANK

Walgreens

Valvoline
Instant Oil Change



1002 TN-76

21,670 VPD

Loves

Gateway
Packaging Co.

Cracker Barrel
OLD COUNTRY STORE

6
motel + studio

Holiday Inn Express

Waffle House

Hardee's

Zaxby's

McDonald's

Whataburger

Firestone

Publix

woodgrain



DRONE AERIAL



CALIBER
COLLISION

Kroger
FIFTH THIRD BANK
Walgreens

Publix

Gateway
Packaging Co.

Walmart

Jersey Mike's
Wendy's
verizon

Cracker Barrel
OLD COUNTRY STORE
Holiday Inn Express
6
motel + studio

Waffle House
Hardee's
McDonald's
Whataburger
Zaxby's
Firestone

69

64,972 VPD

7
ELEVEN
Subject Property

Diesel Fuel
Lane

Loves



1002 TN-76

21,670 VPD



SECTION 03

TENANT PROFILE



TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX
Headquarters

135,000+
Employees

84,000+
Stores Nationally

7-Eleven, Inc. is a leading global convenience retail chain originally founded in 1927 in Dallas, Texas, as Tote'm Stores by Southland Ice Company employee John Jefferson Green. The company rebranded as 7-Eleven in 1946 to reflect its extended operating hours of 7 a.m. to 11 p.m., which were considered groundbreaking at the time. Today, 7-Eleven has become synonymous with convenience retailing, operating, franchising, and licensing stores in 19 countries and regions. Through steady growth and strategic acquisitions—including the 2018 purchase of Stripes convenience stores in Texas and the 2021 acquisition of Speedway for \$21 billion—the company has expanded its U.S. footprint and strengthened its position in the fuel and convenience sector.

As of December 31, 2024, 7-Eleven oversees more than 84,000 stores worldwide, including over 13,000 locations across the United States, making it the largest convenience store chain globally. The company offers an extensive range of products, from fresh food and beverages to household items, fuel, and financial services. Its iconic products, such as the Slurpee® frozen drink and Big Gulp® fountain beverage, remain central to its brand identity, while newer initiatives focus on fresh, prepared foods and healthier snacking options to meet evolving consumer preferences. In fiscal year 2024, 7-Eleven reported revenues exceeding \$81+ billion, supported by a workforce of more than 50,000 U.S. employees and a broader network of franchisees worldwide.

In recent years, 7-Eleven has been redefining its role in the convenience sector by integrating digital technologies and delivery platforms. The company has expanded its 7NOW® delivery app, offering on-demand delivery of convenience products in over 2,000 U.S. cities, and introduced innovative store formats such as “Evolution Stores,” which feature expanded fresh food, self-serve coffee and beverage stations, and dining spaces. Sustainability has also become a focus, with commitments to renewable energy sourcing, reduced plastic usage, and expanded electric vehicle (EV) charging infrastructure across select locations.



SECTION 04

MARKET OVERVIEW



MARKET OVERVIEW



White House Tennessee

White House, Tennessee, may have the feel of a small suburban town, but it's quickly becoming one of the Nashville area's most desirable places to live, work, and invest. Just 25 minutes north of Downtown Nashville, White House is strategically located at the interchange of Interstate 65 and TN-76, providing direct access to the greater Nashville–Davidson–Murfreesboro–Franklin MSA and its thriving economy. This location positions White House as a natural choice for residents seeking a balance of convenient connectivity and suburban quality of life. One of the key drivers of growth in White House has been the surge of residential development and new commercial projects surrounding the I-65 corridor. With a growing population, strong school system, and access to major employment centers, the

city continues to attract young families and professionals. Its proximity to Nashville's healthcare, education, and entertainment industries ensures a steady flow of residents and visitors, fueling demand for retail and service-based businesses. What makes White House unique is its combination of accessibility and community charm. The area offers a variety of housing options, highly rated schools, and a network of parks and recreational facilities. Local shopping and dining options are expanding to meet demand, while the town retains its welcoming, small-town character. As the Nashville metro continues its rapid growth, White House is proving to be one of its most promising suburban markets for both living and long-term investment.





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BOR: Jack Gilmore, Kabat Real Estate Solutions LLC | TN License No. 333772

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