



2474 Fencepost Dr

Odessa, Florida (Tampa MSA)





Contacts

TEDDY LEONARD

Managing Principal

P: 512.573.0101

E: teddy@stonecliffre.com

TX#: 631339-B



BOR: Erik Ray, Independence Commercial Real Estate LLC | FL License No.: BK3444070

SECTION 01

EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



Tenant	7-Eleven
Address	2474 Fencepost Dr Odessa, Florida
Rentable Area	4,680 SF
Land Area	1.13 AC
Year Built	2021
Guaranty	Corporate (7-Eleven, Inc.)
NOI	\$308,808
Rent Increases	10% Every 5 Years
Rent Commencement	September 2021
Rent Expiration	September 2036
Lease Type	Absolute NNN
Original Lease Term	15 Years
Options	Four (4), Five (5) Year Options



\$6,641,053
PRICE



4.65%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$23,395	\$280,735	
6 - 10	\$25,734	\$308,809	10%
11 - 15	\$28,307	\$339,689	10%
Extension Terms			
16 - 20	\$31,138	\$373,658	10%
21 - 25	\$34,252	\$411,024	10%
26 - 30	\$37,677	\$452,127	10%
31 - 35	\$41,445	\$497,339	10%

INVESTMENT HIGHLIGHTS

100% Bonus Depreciation Eligible

Qualifies under recent federal tax legislation

Corporate Guaranty

Backed by 7-Eleven, Inc., the leader in the convenience retailing industry.

Experienced & Established Brand

Operates over 84,000 locations worldwide

Strong Financials

Corporate-backed lease with 2025 annual revenue of \$113 billion (USD)

Built In Scheduled Rental Increases

Features 10% rental increases every five years

Long Term Lease

2021 build with 10 Years remaining

Absolute NNN Lease

Zero landlord responsibilities

Dense Shopping Center

Several large retailers around the property

Strong Demographics

1-Mile Avg Household Income exceeds \$164,000

- **High Traffic Counts:** Positioned directly off SR-54 with traffic counts exceeding 57,000 vehicles per day, providing excellent visibility and consistent consumer exposure.
- **Established Retail Corridor:** Located within a dense shopping center anchored by nationally recognized tenants including Lowe's, Publix, Texas Roadhouse, Andy's Frozen Custard, and Dave's Hot Chicken, driving strong daily foot traffic.
- **Great Demographics:** Affluent surrounding area with average household incomes exceeding \$144,294 across more than 25,800 households within a five-mile radius.
- **Just Outside Tampa:** Ideally situated approximately 25 minutes north of Tampa.
- **Dense Residential Base:** The subject property is surrounded by more than 2,000 residential units within the immediate trade area and is strategically positioned to serve the rapidly growing Starkey Ranch master-planned community, providing a strong and expanding customer base.



DEMOGRAPHICS

POPULATION (RADIUS)



4,182

1-Mile



28,379

3-Mile



73,311

5-Mile

MEDIAN HOUSEHOLD INCOME



\$164,252

1-Mile



\$157,326

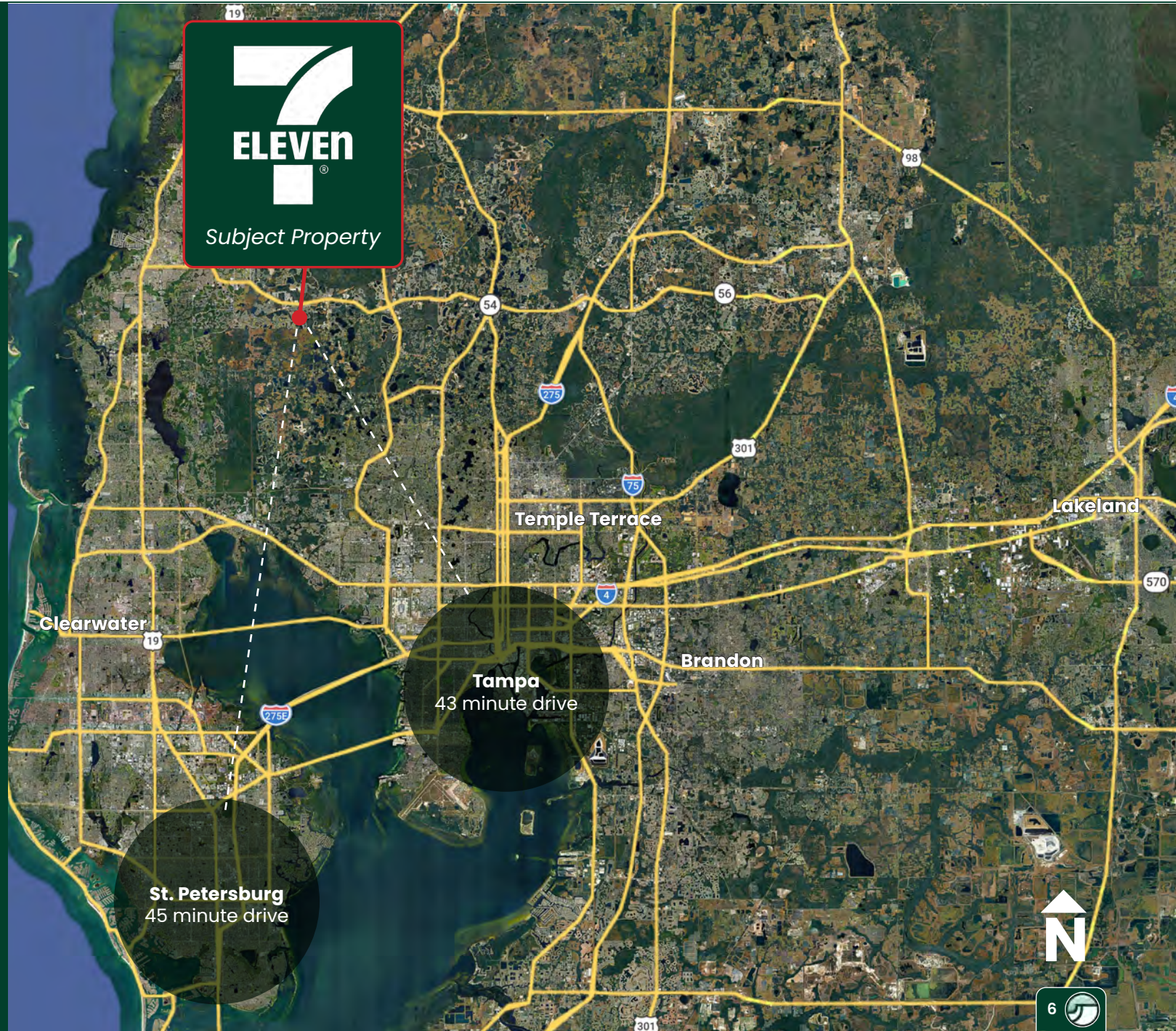
3-Mile



\$144,294

5-Mile

*2024 Estimates - Costar



SECTION 02

PROPERTY OVERVIEW

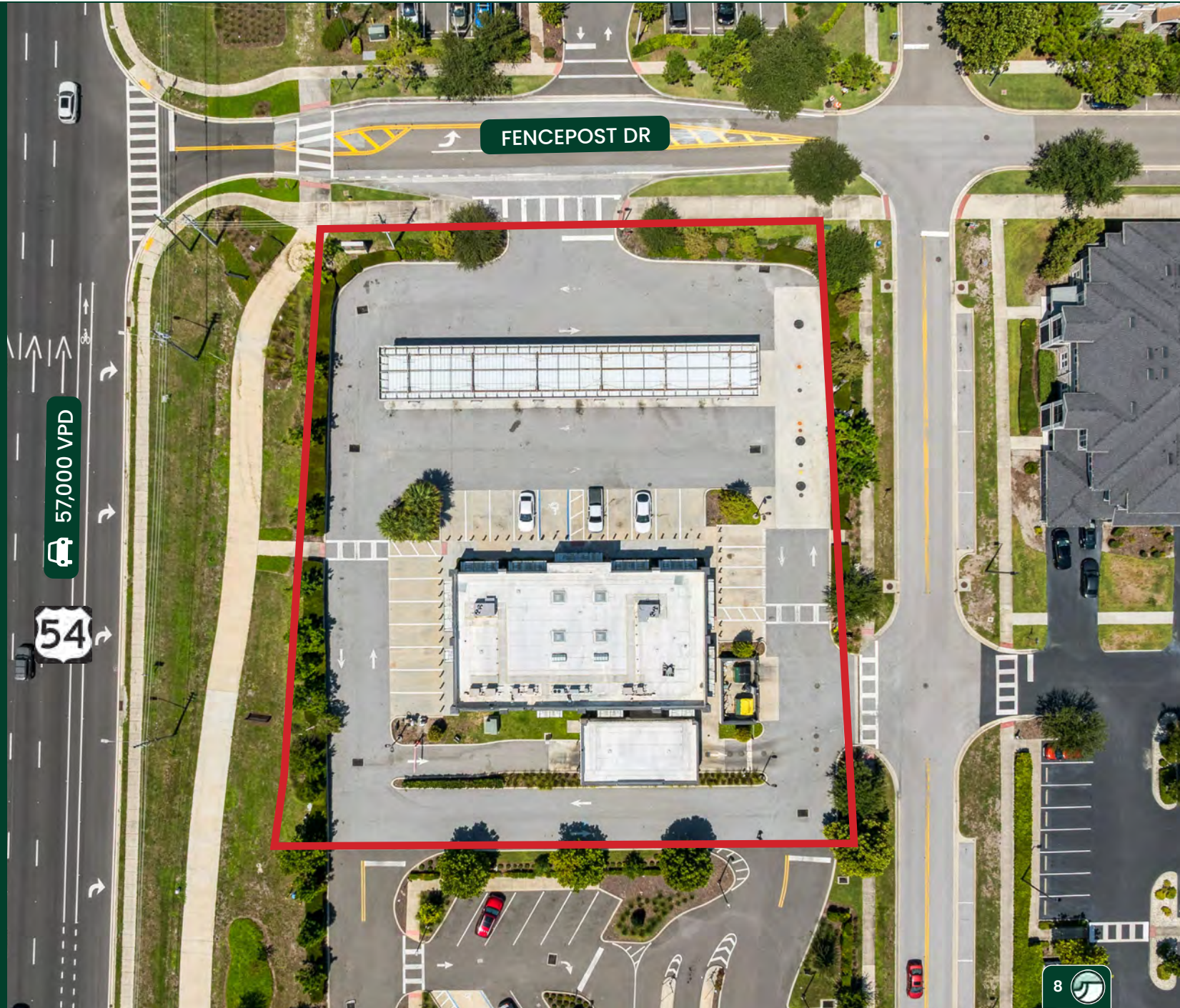


SITE PLAN

4,680
Square Feet

1.13
Acres

2021
Year Built



AERIAL



DRONE AERIAL



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.



MARKET OVERVIEW

Odessa Florida

Odessa is a rapidly growing suburban community within the Tampa metropolitan area, offering an attractive environment to live, work, and invest. Located just northwest of Tampa, Odessa provides convenient access to major transportation corridors including State Road 54 and the Suncoast Parkway (FL-589), connecting residents and businesses efficiently throughout the greater Tampa–St. Petersburg–Clearwater MSA. This strategic positioning places Odessa within one of the fastest-growing regions in the Southeastern United States.

Odessa's growth is driven by strong residential demand, favorable demographics, and continued suburban expansion. Situated primarily within Pasco County, one of the fastest-growing counties in Florida, the area has experienced significant population and housing growth in recent years. New master-planned communities and upscale residential developments continue to attract families and professionals seeking larger homes, quality schools, and a suburban lifestyle within close proximity to Tampa's employment centers. This steady influx of residents has fueled demand for retail, dining, and essential services, drawing national tenants and service-oriented businesses to the area.

What sets Odessa apart is its balance of accessibility and lifestyle appeal. The community offers a mix of established neighborhoods and new construction, with abundant green space, lakes, and a more relaxed, low-density setting compared to urban Tampa. At the same time, residents benefit from nearby shopping centers, dining options, and everyday conveniences supported by strong traffic patterns along key retail corridors such as SR-54.

With its prime location within the Tampa MSA, expanding population base, and ongoing residential and commercial development, Odessa is well-positioned for sustained long-term growth and continued investment activity.





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