



938 U.S. HWY 17-92 N DAVENPORT, FL

**OFFERED
FOR SALE
\$11,668,000
4.75% CAP**

**100% BONUS
DEPRECIATION**



CONFIDENTIAL OFFERING MEMORANDUM



REPRESENTATIVE PHOTO

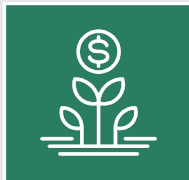


EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed 7-Eleven in Davenport, FL. 7-Eleven is expected to open in December of 2026.



100% BONUS
DEPRECIATION



FASTEST
GROWING
MARKET IN
FLORIDA



EXCELLENT
UNDERLYING
FUNDAMENTALS

RENT SCHEDULE	ANNUAL RENT	RETURN
Years 1 - 5	\$554,232	4.75%
Years 6 - 10	\$609,655	5.22%
Years 11 - 15	\$670,621	5.75%
Years 16 - 20 (Option 1)	\$737,683	6.32%
Years 21 - 25 (Option 2)	\$811,451	6.95%
Years 26 - 30 (Option 3)	\$892,596	7.65%
Years 31 - 35 (Option 4)	\$981,856	8.41%

NOI	\$554,232
CAP	4.75%
PRICE	\$11,668,000



ASSET SNAPSHOT

Tenant Name	7-Eleven
Signator/Guarantor	7-Eleven, Inc. (Parent)
Address	938 U.S. Hwy 17-92 N Davenport, FL 33837
Building Size (GLA)	4,853 SF + Car Wash
Land Size	2.0 Acres
Year Built/Renovated	2026
Lease Type	Absolute Net
Landlord Maintenance Responsibilities	None
Ownership	Fee Simple (Landlord Depreciates)
Rent Commencement Date	Estimated December 1, 2026
Remaining Term	15 Years
Current Annual Rent	\$554,232
Rental Increases	10% Every 5 Years
Renewal Options	4 X 5 Years



REPRESENTATIVE PHOTO



39,921 PEOPLE
IN 3 MILE RADIUS



\$106,041 AHHI
IN 3 MILE RADIUS



42,000+/- VPD
ON 17-92 & POWER
LINE RD.



100% BONUS DEPRECIATION

100% bonus depreciation available for qualifying convenience stores



INVESTMENT GRADE CREDIT

7-Eleven has investment grade credit (S&P:A) and operates more than 85,000 stores in 20 Countries



PASSIVE OWNERSHIP

Absolute Net Lease provides completely passive ownership and stable cash flow for absentee owner



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



FASTEST GROWING MARKET IN FLORIDA

Polk County is the fastest growing County in Florida and ranks 4th Nationally (23,000+ residents are being added annually)



EXCELLENT UNDERLYING FUNDAMENTALS

Located at new signalized intersection and the extension of Power Line Rd. with excellent visibility and access to over 42,000 VPD



BRAND NEW CONSTRUCTION

Latest prototype with car-wash and roof warranty



SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business-friendly political climate



**SCHEDULED TO OPEN
DECEMBER 2026**



LEE JACKSON HWY 9,200 VPD

BARGAIN BARN RD
REALIGNMENT

HWY 17-92 24,000 VPD

NEW POWERLINE RD.
EXTENSION
ESTIMATED 20,000 VPD





BARGAIN BARN RD
REALIGNMENT

CAR WASH

HWY 17-92 24,000 VPD



HORSE CREEK AT
CROSSWINDS
624 HOMES

PROPOSED MIXED-USE

NEW POWERLINE RD.
EXTENSION
ESTIMATED 20,000 VPD

PROPOSED RETAIL

HWY 17-92 24,000 VPD

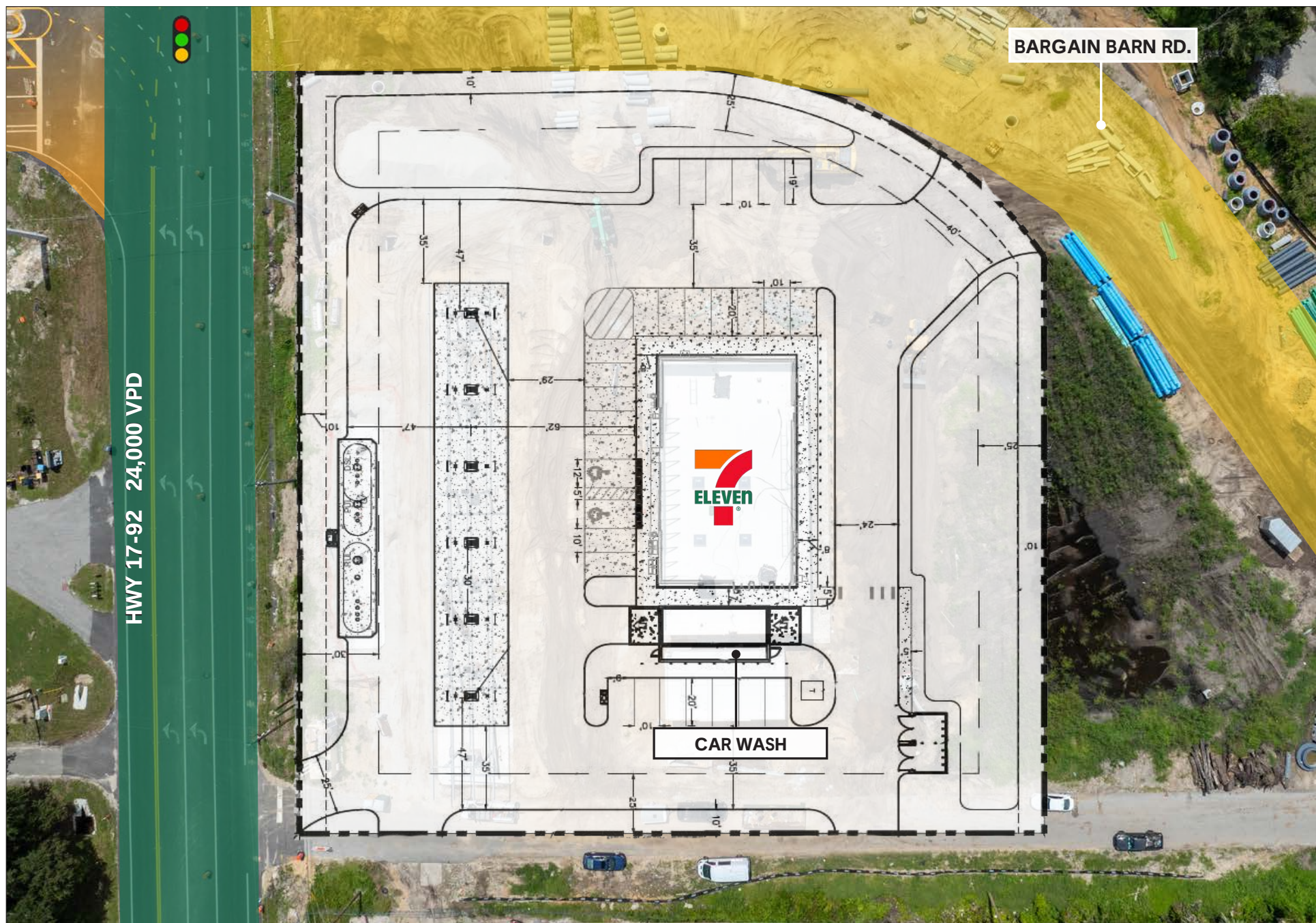
PROPOSED
FAST-FOOD RESTAURANTS

BARGAIN BARN RD
REALIGNMENT





SITE PLAN



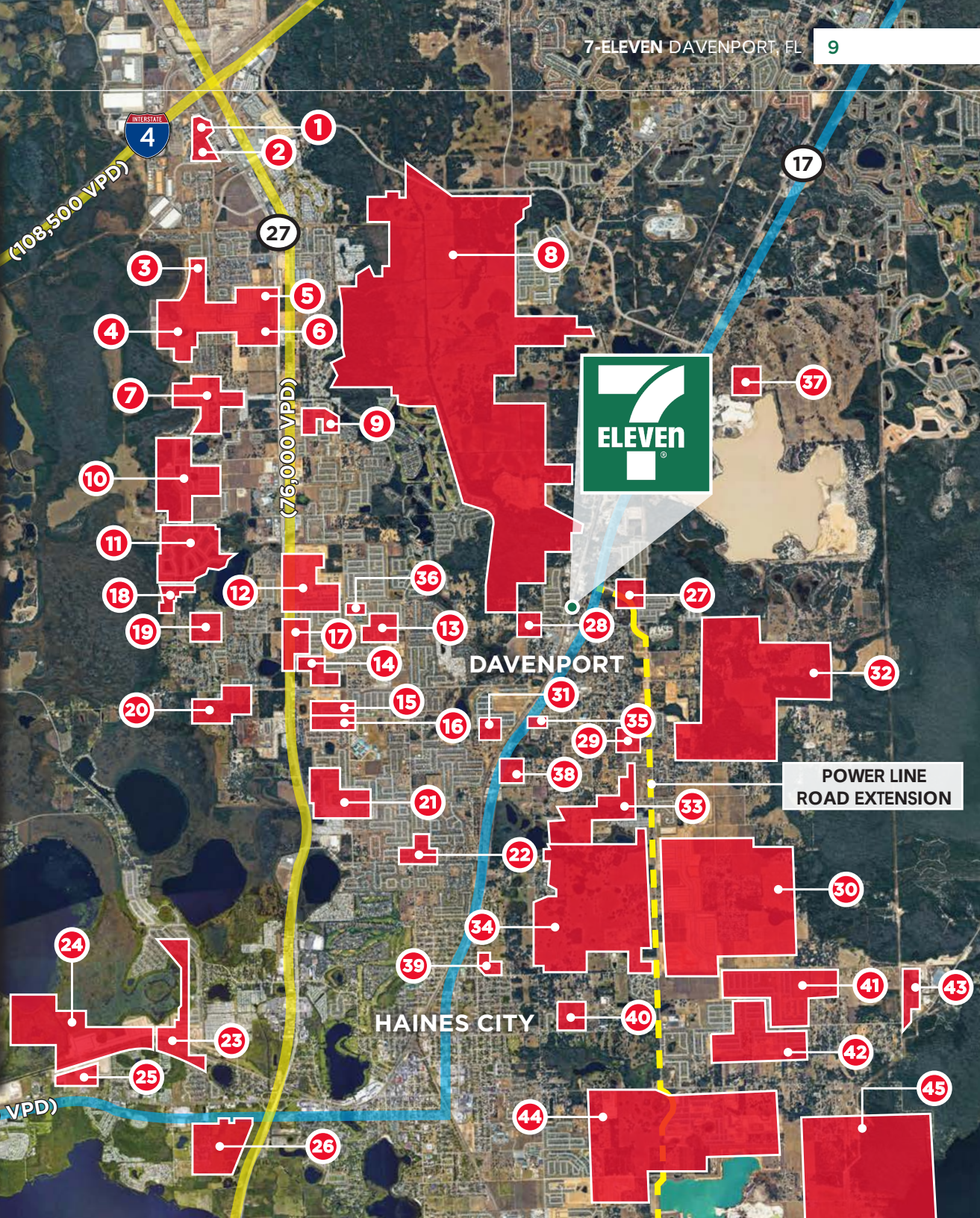


CAR WASH



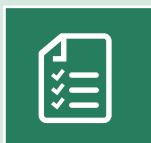
NEW HOUSING DEVELOPMENT

1 - Haven at Davenport 367 MULTI-FAMILY UNITS	24 - Hammock Reserve Phase III 382 SINGLE-FAMILY HOMES
2 - Alta Cintron 324 UNITS	25 - Hammock Reserve Phase IV 150 SINGLE-FAMILY HOMES
3 - Natures Reserve 166 SINGLE-FAMILY HOMES	26 - Crossroads Village Center 112 SINGLE-FAMILY HOMES, 106 TOWNHOMES
4 - Wynstone Subdivision 685 SINGLE-FAMILY HOMES	27 - Horse Creek at Crosswinds 624 HOMES
5 - Proposed 581 MULTI-FAMILY UNITS	28 - Davenport Estates 238 HOMES
6 - Dr. Horton 942 TOWNHOMES, 262 MULTI-FAMILY UNITS	29 - Deer Run 190 HOMES
7 - Orchid Gardens 342 SINGLE-FAMILY HOMES	30 - Crosswinds East 3,090 HOMES
8 - Ridgewood Lakes (2,609 Acres) ENTITLED 5,571 SINGLE-FAMILY HOMES	31 - Geneva Landings 509 HOMES
9 - Ascend Ridgewood Lakes 240 MULTI-FAMILY UNITS	32 - Hanover 1,113 HOMES
10 - Cascades Phase I & II 550 SINGLE-FAMILY HOMES	33 - Crosswinds North 396 HOMES
11 - Cascades Phase III 550 SINGLE-FAMILY HOMES	34 - Crosswinds West 1,986 HOMES
12 - Hartford Terrace 515 SINGLE-FAMILY HOMES	35 - Southern Crossings 50 HOMES
13 - Meritage Homes 100 SINGLE-FAMILY HOMES	36 - Forest Lakes 574 HOMES
14 - Citrus Reserve 214 SINGLE-FAMILY HOMES	37 - Carnes Family Master Plan RESIDENTIAL / COMMERCIAL / TOURISM
15 - Northridge Reserve 173 SINGLE-FAMILY HOMES	38 - Deerfield 50 HOMES
16 - Northridge Estates 216 SINGLE-FAMILY HOMES	39 - Baker HOME COUNT NOT PROVIDED
17 - Hartford Terrace 88 TOWNHOMES	40 - Forest HOME COUNT NOT PROVIDED
18 - Lake Charles Resort 548 SINGLE-FAMILY HOMES	41 - Cypress Park HOME COUNT NOT PROVIDED
19 - Redbridge Square 152 SINGLE-FAMILY HOMES	42 - Heritage HOME COUNT NOT PROVIDED
20 - Blossom Grove 102 SINGLE-FAMILY HOMES	43 - Marion Creek Estates HOME COUNT NOT PROVIDED
21 - Orchid Terrace 572 SINGLE-FAMILY HOMES	44 - Bradbury 624 HOMES
22 - Highland Meadows 7 166 SINGLE-FAMILY HOMES	45 - Lake Marion MPUD 1,419 HOMES
23 - Hammock Reserve Phase I & II 437 SINGLE-FAMILY HOMES	TOTAL: 25,476 residential units/homes



100% BONUS DEPRECIATION OVERVIEW

Eligible property may be fully expensed during the year it is placed in service, rather than depreciated over an extended period. The One Big Beautiful Bill Act (OBBBA) permanently restored the 100% bonus-depreciation deduction for qualifying assets.



IMMEDIATE TAX DEDUCTION

Investors may deduct 100% of the cost of qualifying property in the year it is placed in service, with no scheduled expiration or phaseout.



GREATER INVESTMENT FLEXIBILITY

Because bonus depreciation is no longer subject to a phaseout, acquisition decisions can be based more heavily on property fundamentals, investment objectives and preferred closing timelines.



A DISTINCT ADVANTAGE FOR CONVENIENCE-STORE INVESTMENTS

Among net-leased convenience-store offerings, 7-Eleven properties may provide one of the most viable opportunities to benefit from bonus depreciation. Many other corporate convenience-store operators primarily use ground-lease structures, which generally do not provide ownership of the depreciable improvements necessary to qualify.

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POLK COUNTY is Florida's fastest-growing county by total population added, and ranks 4th nationally, gaining approximately 23,400 residents between 2024 and 2025. The county's population has increased from approximately 725,000 in 2020 to 874,790 in 2025—growth of 20.7% in only five years. Residential construction continues to support this expanding population. Within approximately three miles of US 17-92 and Bargain Barn Road, active projects currently underway and in permitting contain an estimated 10,000 homesites, led by Ridgewood Lakes, Reedy Isle, Hanover, Hartford Terrace, Canter Creek, Geneva Landings and Temple Crossings.

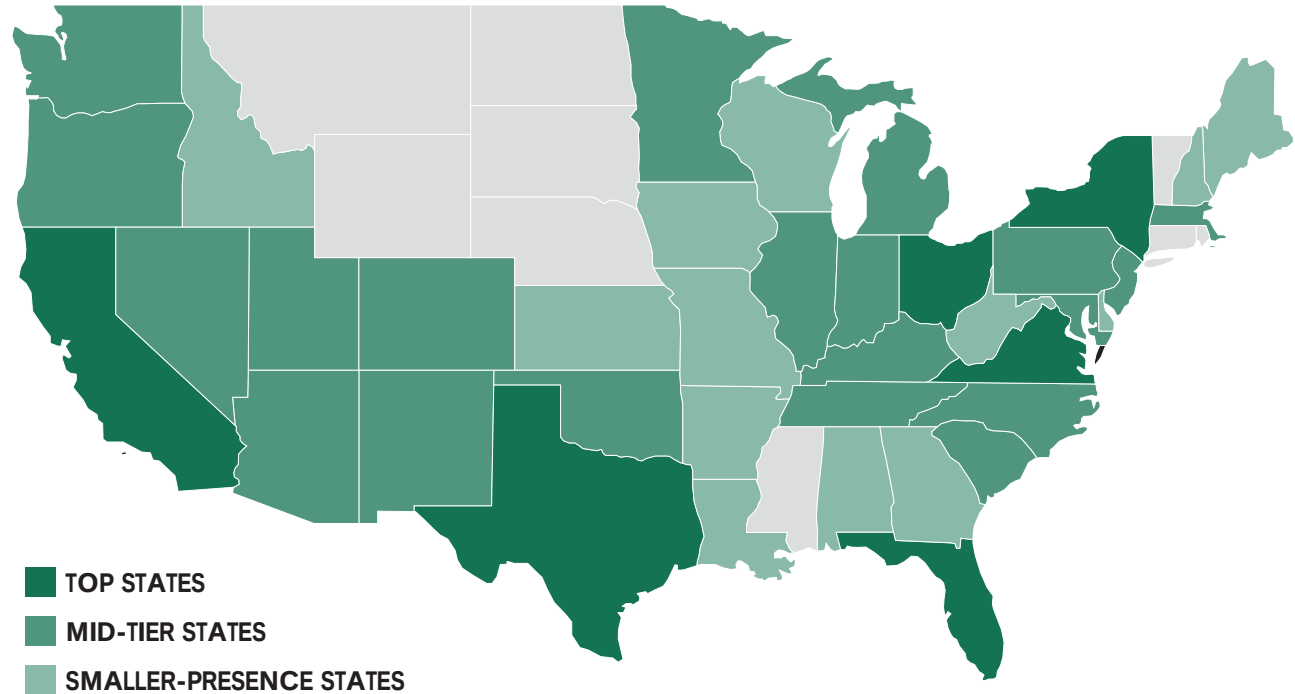
Polk County's diversified economy is driven by healthcare, education, logistics, retail, tourism and manufacturing. Major employers include Publix Super Markets, Polk County Public Schools, Lakeland Regional Health, Walmart, Amazon, GEICO, BayCare Winter Haven Hospital, The Mosaic Company and LEGOLAND Florida Resort. Davenport also benefits from its strategic location between Orlando and Tampa, convenient access to Interstate 4 and proximity to Walt Disney World and Central Florida's major employment centers.



7-ELEVEN QUICK FACTS

Founded:	1927
Headquarters:	Irving, TX
# of Locations:	85,000+
Stock Symbol:	SVNDY
Credit Rating:	S&P: A
Revenue:	\$69 Billion
Market Cap:	\$30 Billion

7 Eleven is the world's largest convenience store chain with more than 85,000+ stores in 20 countries, of which approximately 14,000 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.



\$69B
2025 REVENUE



85,000+
TOTAL LOCATIONS



\$30B
2025 MARKET CAP



40M
MEMBERS



S&P: A
CREDIT RATING



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4.75% CAP**

Exclusively Offered By



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