



1206 BARKER CYPRESS RD | HOUSTON, TX

OFFERED
FOR SALE
\$3,533,000
5.00% CAP





AERIAL 1

Park Row Blvd is a major thoroughfare & residential/commercial area in West Houston, Texas, specifically located within the bustling Energy Corridor. It is known for high-end luxury apartments, industrial flex spaces, and close proximity to I-10, Highway 6, and George Bush Park.

**PARK ROW VILLAGE
WEST MERITAGE HOMES**
88 TOWNHOMES

wood.

TOPGOLF



HOUSTON | 20 MILES



7-ELEVEN
1206 BARKER CYPRESS RD

**DYNAMIC
FITNESS**



KATY FREEWAY, I-10
247,646 VPD

KATY FREEWAY FRONTAGE RD
15,900 VPD

Mister
TOP 20%
NATIONWIDE



BARKER CYPRESS RD 35,500 VPD





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale 7-Eleven | Houston, TX, a 4,842-square-foot convenience retail asset located at the signalized intersection of Barker Cypress Road and Interstate 10 in Houston, Texas.

The asset is structured as an Absolute NNN ground lease with zero landlord responsibilities, providing investors with a fully passive income stream backed by a corporate guaranty from 7-Eleven, Inc. The lease features approximately 10 years of remaining term with scheduled 10% rental increases every five years and throughout the option periods, offering durable cash flow with embedded rent growth.

7-Eleven is the world's largest convenience store operator, with more than 83,000 locations globally. The Property benefits from a high-traffic west Houston location immediately proximate to I-10, which carries more than 247,000 vehicles per day, and is supported by a dense, affluent trade area with more than 268,000 residents within five miles and average household incomes exceeding \$116,000.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	6-10	\$176,660
Rent Escalation	11-15	\$194,326
1st Extension Term	16-20	\$213,758
2nd Extension Term	21-25	\$235,134
3rd Extension Term	26-30	\$258,647
4th Extension Term	31-35	\$284,512

*Current rent is \$160,600, seller will gap missed rent

NOI	\$176,660
CAP	5.00%
PRICE	\$3,533,000

ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	1206 Barker Cypress Rd, Houston, TX 77094
Building Size (GLA)	4,842 SF
Land Size	0.84 Acres
Year Built	2021
Signatory/Guarantor	7-Eleven, Inc (Corporate)
Rent Type	Abs. NNN - Ground Lease
Rent Commencement Date	8/1/2021
Lease Expiration Date	8/31/2036
Remaining Term	10 Years
Rental Increases	10% Every 5 Years and In Options
NOI	\$176,660



 **268,011** PEOPLE
IN 5 MILE RADIUS

 **\$120,380** AHHI
IN 3 MILE RADIUS

 **247,646** VPD
ON INTERSTATE 10





ABSOLUTE NNN GROUND LEASE | ZERO LANDLORD RESPONSIBILITIES

The Property is leased on an Absolute NNN ground lease structure, providing investors with a durable income stream.



CORPORATE 7-ELEVEN GUARANTY

The lease is corporately guaranteed by 7-Eleven, Inc., the world's largest convenience store operator with more than 83,000 locations across 19 countries.



10 YEARS OF REMAINING TERM WITH EMBEDDED RENT GROWTH

The lease features approximately 10 years of remaining term with 10% rental increases every five years and throughout the option periods, providing predictable income growth over the hold period.



HIGH-TRAFFIC SIGNALIZED LOCATION ALONG I-10

The Property is positioned at the signalized intersection of Barker Cypress Road and Interstate 10, benefiting from immediate access and visibility along one of west Houston's primary commuter and commercial corridors with more than 247,000 vehicles per day on I-10.



DENSE & AFFLUENT HOUSTON TRADE AREA

The surrounding trade area includes more than 268,000 residents within five miles and average household incomes exceeding \$116,000, supporting consistent demand for daily-needs convenience retail.



LOCATED IN THE HOUSTON MSA

Houston is the fifth-largest metro in the United States, with more than 7.3 million residents and a diversified economy anchored by energy, healthcare, aerospace, manufacturing, logistics, and international trade.



SITE PLAN





LOCATION OVERVIEW

7-ELEVEN HOUSTON, TX

6

AREA FAST FACTS

Located in Houston MSA:

7.3M+ population, 5th largest metro in the U.S.

247,000+ VPD along Interstate 10 (major regional commuter corridor)

268,000+ Residents within a 5-mile radius

\$120K+ AHHI within 3 miles

96,000+ Employees within 5 miles (strong daytime population)

Proximate to Major Hospitals: Houston Methodist West Hospital & HCA Houston Healthcare West

Significant Hotel Presence: Marriott, Hilton, Hyatt Place, Courtyard by Marriott flags in immediate area

FORT WORTH

226 MILES

4:15 DRIVE

DALLAS

217 MILES

4:00 DRIVE

AUSTIN

126 MILES

2:40 DRIVE

SAN ANTONIO

170 MILES

3:10 DRIVE

The Property is located at the signalized intersection of Barker Cypress Road and Interstate 10, one of west Houston's primary commuter corridors, with more than 247,000 vehicles per day on I-10 providing strong visibility and access.

The surrounding trade area is supported by a robust daytime population, with more than 96,000 employees within five miles. The corridor is home to a concentration of office users, retail, and service-based employment that drives consistent daily traffic patterns.

Healthcare is a key demand driver, with the Property located near Houston Methodist West Hospital, HCA Houston Healthcare West, and the broader Katy medical corridor, which includes a growing network of outpatient facilities, urgent care centers, and specialty providers. These institutions generate steady, needs-based traffic from employees, patients, and visitors throughout the day.

The area is further supported by a strong hospitality presence catering to business travelers and medical-related stays along the I-10 corridor, including nearby flags such as Marriott, Hilton, Hyatt Place, and Courtyard by Marriott, collectively contributing a meaningful base of hotel rooms within close proximity to the site.

Houston, the fifth-largest metro in the United States with more than 7.3 million residents, continues to experience strong population and employment growth driven by its diversified economy spanning healthcare, energy, logistics, and international trade.

1 MILE

10,108
PEOPLE

\$116,757
AHHI

7,736
TOTAL
EMPLOYEES

3 MILES

73,796
PEOPLE

\$120,380
AHHI

40,007
TOTAL
EMPLOYEES

5 MILES

268,011
PEOPLE

\$116,636
AHHI

96,571
TOTAL
EMPLOYEES

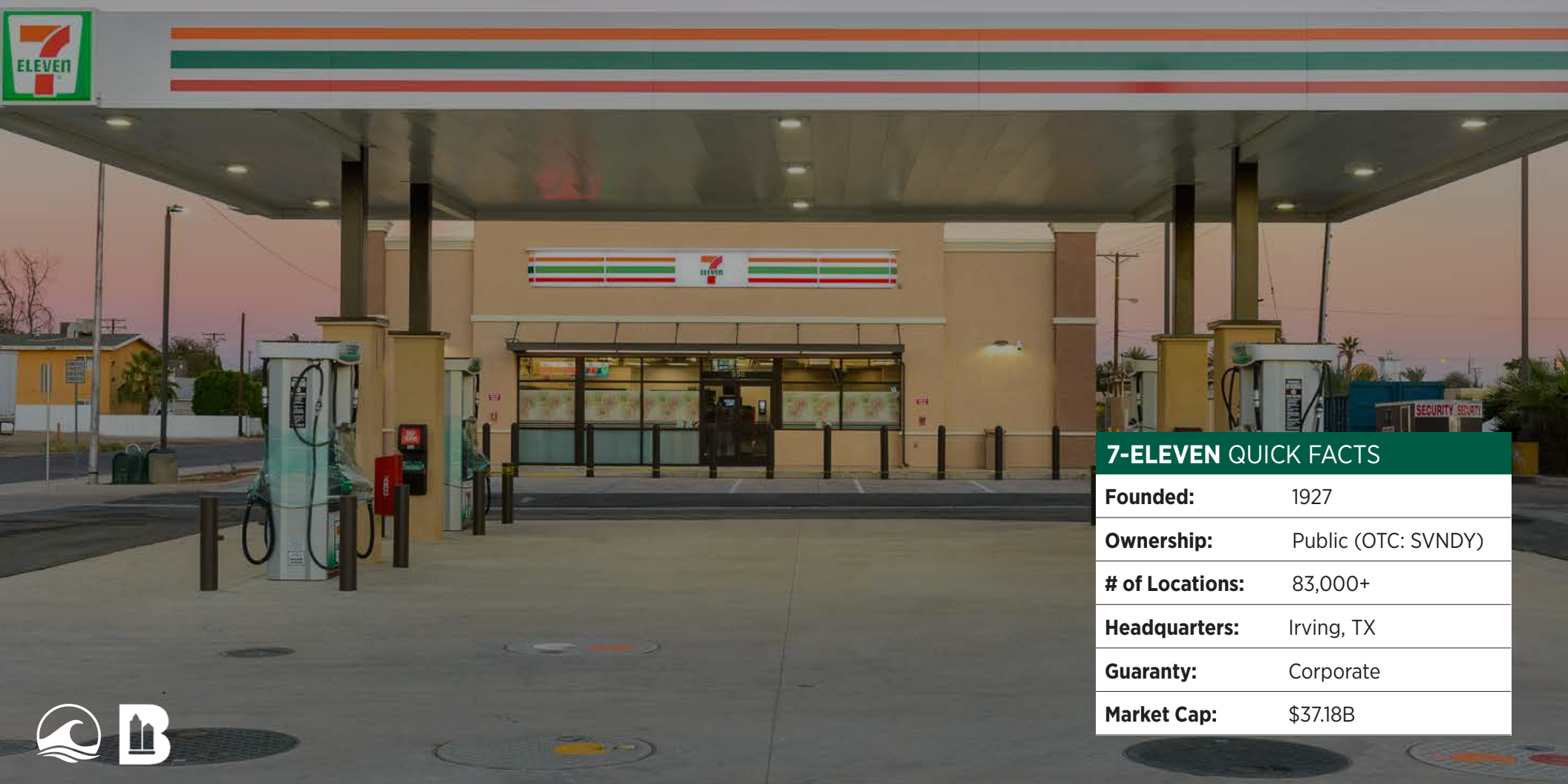


Houston



TENANT SUMMARY

7-Eleven is the world's largest convenience store chain with more than 83,000 stores in 19 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.



7-ELEVEN QUICK FACTS

Founded:	1927
Ownership:	Public (OTC: SVNDY)
# of Locations:	83,000+
Headquarters:	Irving, TX
Guaranty:	Corporate
Market Cap:	\$37.18B



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7-ELEVEN

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Exclusively Offered By



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