

7-Eleven Retail Building

11643 Research Blvd, Austin, TX 78759

Retail
Investment Opportunity

Offering Memorandum

NNN Leases | 7-Eleven Corporate Guaranty (S&P "A" Rated Bond) | Recent 7-Eleven Lease Extension



MATTHEWS™

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Property Overview

7-Eleven Retail Building
11643 Research Blvd, Austin, TX 78759



Investment Highlights

Investment Highlights

100% Bonus Depreciation — A cost segregation study may allow a significant portion of the property to be depreciated over accelerated schedules, potentially creating meaningful tax advantages and enhanced early-year cash flow. Investors should consult with their tax advisor regarding eligibility and applicability.

True Passive Income — Both tenants operate under NNN leases, with taxes, insurance, and maintenance expenses passed through the tenants.

Long Term Lease — 7-Eleven has +13 years remaining on its lease, complemented by three additional five-year renewal options. iVape offers further tenancy diversification and stability.

Attractive Rental Increases — 7-Eleven's lease features 10% rent escalations every five years, while iVape benefits from 3% annual increases, delivering consistent income growth and a reliable hedge against inflation.

High-Quality Credit — The 7-Eleven lease is corporately guaranteed by 7-Eleven, Inc., an Investment Grade company with an "A" credit rating from S&P.

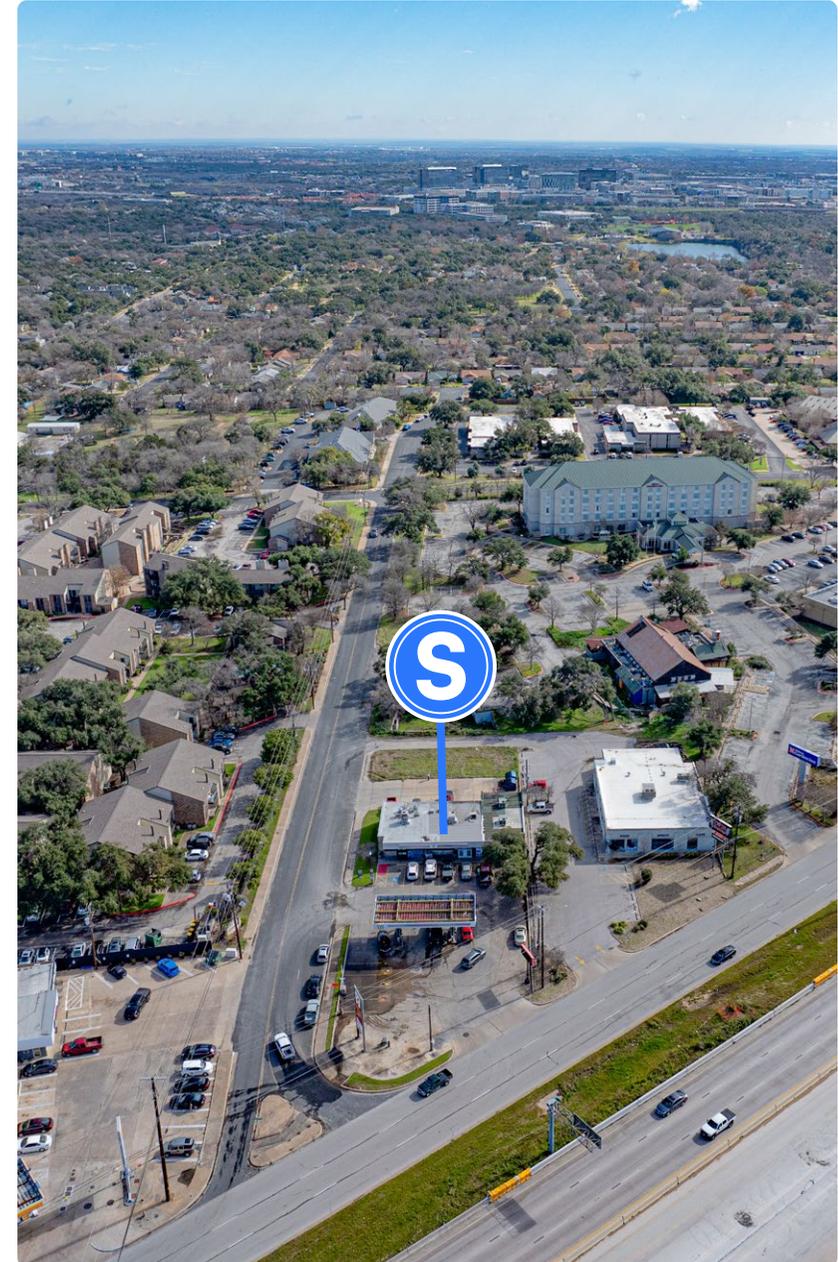
Long Term Operations — 7-Eleven has been operating at this location since 2017 and signed a 15-year renewal, demonstrating site commitment.

Location Highlights

Strong Retail Synergy — In close proximity to top national brands like Outback Steakhouse, Chick-fil-A, PetSmart, Costco, Target, and many more.

Prime Visibility & Access — Positioned along Research Blvd ($\pm 18,044$ VPD), with frontage and direct access to U.S. Route 183 ($\pm 138,371$ VPD), ensuring excellent exposure and a steady flow of customers.

Convenient Accessibility — The property features a dedicated exit lane directly from U.S. Route 183, offering unmatched convenience for commuters and travelers to refuel or stop in.



Property Overview

\$5,000,000

List Price

5.94%

Cap Rate

13.2 Years

Lease Term Remaining

±3,650

Total GLA (SF)

±138,371

VPD (US-183)

Property Address

11643 Research Blvd, Austin, TX 78759

List Price

\$5,000,000

GLA

±3,650 SF

Cap Rate

5.94%

Lot Size

±0.61 AC

Year Built

1982

Landlord Responsibilities

Roof and Structure, Parking Lot





The Domain



+ Ascension Seton Northwest Hospital
±124 Beds



Subject Property

Keystone Apartments
166 units

Thunder Creek Rd

Research Blvd ±18,044 VPD

183

±138,371 VPD





Northland at the Arboretum
347 units

+ Ascension Seton Northwest Hospital
±124 Beds



±138,371 VPD



Subject Property

Research Blvd ±18,044 VPD

Thunder Creek Rd

Keystone Apartments
166 units

Sunbusters Window Tinting



Riata Corporate Park



Gallery of Pets



Windsor Nursing and Rehabilitation Center of Duval

Super China

Sunbusters Window Tinting

Keystone Apartments
166 units

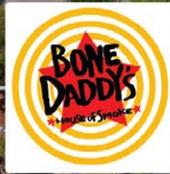
Subject Property



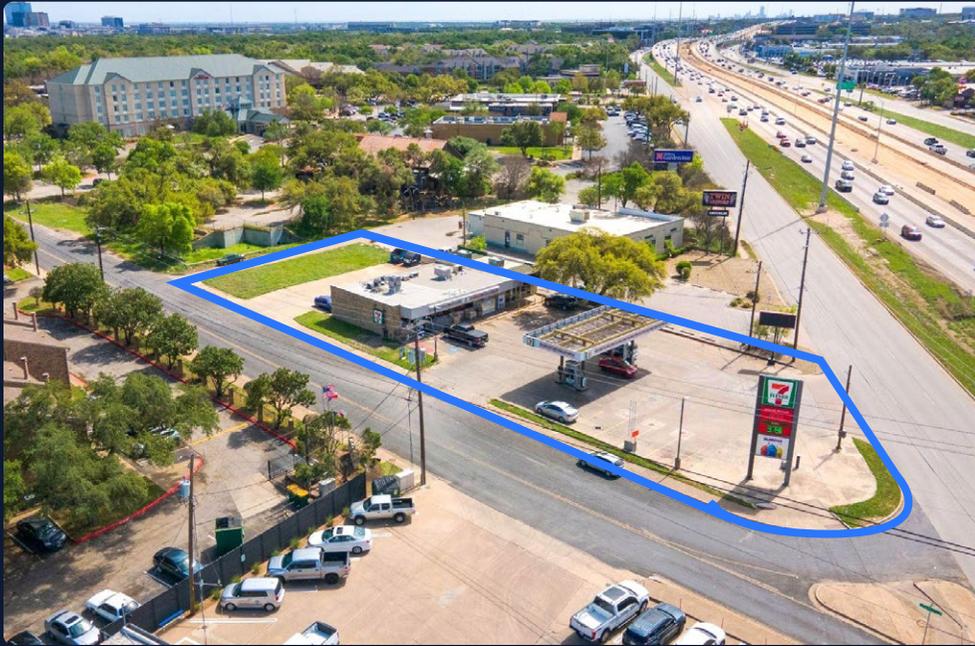
±138,371 VPD

Research Blvd ±18,044 VPD

Thunder Creek Rd



Property Photos





Thunder Creek Rd

Research Blvd ± 18,044 VPD

183

± 138,371 VPD

Gas Pumps



iVape ATX



Financial Overview

7-Eleven Retail Building
11643 Research Blvd, Austin, TX 78759



Financial Overview

\$5,000,000

List Price

5.94%

Cap Rate

\$296,865

NOI

7-Eleven

Tenant Trade Name	7-Eleven
Lessee	7-Eleven, Inc., a Texas Corporation
Lease Term	15 Years
Term Remaining	±13.2 Years
Lease Type	NNN
SF	±2,400
% of GLA	64.61%
Rental Escalations	10% Every 5 Years
Options	Three, 5-Year Options

Lease Term	Monthly Rent	Annual Rent	Increases
Current - 12/31/2028	\$20,833.34	\$250,000.08	-
1/1/2029 - 12/31/2033	\$22,916.67	\$275,000.04	10.00%
1/1/2034 - 12/31/2038	\$25,208.33	\$302,499.99	10.00%
Option Terms			
1/1/2039 - 12/31/2043	\$27,729.17	\$332,750.04	10.00%
1/1/2044 - 12/31/2048	\$30,502.08	\$366,024.96	10.00%
1/1/2049 - 12/31/2053	\$33,552.29	\$402,627.46	10.00%

iVape ATX

Tenant Trade Name	iVape ATX
Lessee	TBD
Lease Term	5 Years
Lease Type	NNN
Term Remaining	±3.67 Years
SF	±1,250
% of GLA	35.64%
Rental Escalations	3% Annually
Options	Two, 5-Year Options

Lease Term	Monthly Rent	Annual Rent	Increases
Current - 7/30/2026	\$3,905.40	\$46,864.80	3.00%
8/1/2026 - 7/30/2027	\$4,022.55	\$48,270.62	3.00%
8/1/2027 - 7/30/2028	\$4,143.22	\$49,718.62	3.00%
8/1/2028 - 7/30/2029	\$4,267.50	\$51,210.05	3.00%

Tenant Overviews

7-Eleven Retail Building
11643 Research Blvd, Austin, TX 78759



Rent Roll

Unit	Tenant	Lease Expiration	Recovery	Monthly Rent	Annual Rent	SF	Option(s)
1	7-Eleven	12/31/2038	NNN	\$20,833.34	\$250,000.08	2,400	Three, 5-Year
2	i Vape ATX	7/30/2029	NNN	\$3,905.40	\$46,864.80	1,250	Two, 5-Year
Occupied Total	2 Suites	-	-	\$24,738.74	\$296,864.88	3,650	-
Total (100%)	2 Suites	-	-	\$24,738.74	\$296,864.88	3,650	-



Tenant Overview

Year Founded
1927

Headquarters
Irving, TX

Ownership Status
TSE: 3382

Employees
152,000+

Locations
80,000+

Credit Rating
A: S&P

Annual Revenue
\$81.5B



Tenant Overview

7-Eleven is a global convenience store chain recognized for its wide network of neighborhood locations and 24/7 operations. Founded in 1927, the brand offers a broad range of everyday products including snacks, beverages, groceries, and fuel services in some locations. Known for its signature items like the Slurpee and Big Gulp, 7-Eleven emphasizes convenience, accessibility, and quick service. The company operates through a mix of corporate-owned and franchised stores, maintaining a strong presence in both urban and suburban markets worldwide.

Why Invest in 7-Eleven?

- Strong Global Brand Recognition — As one of the most recognizable convenience store brands worldwide, 7-Eleven benefits from a trusted reputation and loyal customer base.
- Proven Franchise Model — Its franchise-driven business structure provides scalability, stable cash flow, and reduced operational risk for investors.
- High-Traffic Locations — Stores are strategically located in high-visibility, easily accessible areas that consistently drive foot traffic and sales.
- Resilient Business Model — The convenience retail sector performs well in various economic conditions due to demand for essential goods and impulse purchases.
- Continuous Innovation — 7-Eleven invests in technology, mobile ordering, delivery, and fresh food offerings to stay competitive and adapt to changing consumer trends.

Year Founded
2019

Headquarters
Austin, TX

Ownership Status
Private

Locations
5



Tenant Overview

iVAPE ATX is a specialty retail store offering a wide selection of vape products, e-liquids, and accessories tailored to both new and experienced customers. Based in Austin, Texas, the shop focuses on quality products, knowledgeable service, and a modern retail experience. iVAPE ATX is known for its welcoming atmosphere and commitment to providing premium vaping solutions in a clean, customer-friendly environment.

Why Invest in iVape ATX?

- Growing Market Demand — The vaping industry continues to expand as consumers seek alternatives to traditional tobacco products.
 - Strong Local Brand Presence — iVAPE ATX has built a loyal customer base and solid reputation in the Austin area.
 - High-Margin Product Mix — Vape products and accessories offer strong profit margins with recurring customer purchases.
 - Customer Experience Focus — The store emphasizes knowledgeable service, premium products, and a modern retail environment that drives repeat business.
 - Expansion Potential — With a proven concept and local success, iVAPE ATX has opportunities to scale regionally or online.
-

Market Overview

7-Eleven Retail Building
11643 Research Blvd, Austin, TX 78759



Austin, TX



Local Market Overview

The Austin area continues to register steady population and income gains, underpinning demand for convenience- and fuel-related retail uses. Over the past several years, net migration and job creation have driven household growth and elevated consumer spending across the region. With major employment nodes, retail corridors and residential infill all expanding, traffic counts and visibility along major arterial thoroughfares remain strong.

Given the property’s location near a high-visibility highway access point and within an established retail node, the site benefits from both commuter traffic and adjacent residential/office catchment. Rising household incomes and strong employment fundamentals in the submarket enhance the property’s ability to support ancillary revenue streams (convenience retail, food service, car wash, etc.). Recent traffic improvements and frontage enhancements in the corridor further reinforce the asset’s position in the market.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	13,128	97,586	270,267
2025 Population	13,166	99,840	275,858
2030 Population Projection	14,202	111,418	308,585
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	6,382	47,236	121,767
2025 Households	6,389	48,675	125,008
2030 Household Projections	6,934	54,623	140,771
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$117,908	\$111,443	\$106,359

Economic Drivers

Austin's economy is anchored by a thriving innovation sector and rising consumer demand.

Positioned at the nexus of major interstate corridors and within 30 minutes of a global-class airport, the region offers premier access.

Economic Drivers

The Austin market has emerged as one of the most unique metro economies in the U.S., driven by strong in-migration, robust wage gains and expanding service and technology sectors. Major educational and research institutions bolster talent supply, while the presence of flagship campuses of global firms supports business expansion. Retail demand remains resilient as more households settle in the region and commuters flow through established retail corridors.

Primary Industries

- Technology (software/hardware)
- Professional & business services
- Education & health services
- Trade/transportation/utilities
- Leisure & hospitality

Top Employers

- Dell Technologies
- The University of Texas at Austin
- Seton Family of Hospitals
- H-E-B Grocery Company
- State of Texas (Travis County operations)

Recent Developments

- Major roadway improvements along US-183/Research Blvd corridor
- Expansion of the CapMetro Red Line commuter rail and station upgrades
- Large mixed-use redevelopment at the Arboretum/Braker Lane node

The economic base is well diversified across technology, education, healthcare and government, minimizing dependence on any one sector.

\$248B+

Regional Gross Domestic Product

±12 Miles

Distance to Downtown Austin



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11643 Research Blvd, Austin, TX 78759** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date