



AutoZone

3200

FREE
FREE
FREE
FREE

AUTOZONE

*Fort Worth,
Texas*

3200 RACE STREET
FORT WORTH, TEXAS 76111

ON MARKET AUTOZONE IN FORT WORTH, TEXAS.

2+

More Than Two Years

ZERO LANDLORD RESPONSIBILITIES



Corporate Guaranty | AutoZone, Incorporated (Inc.)

NEW YORK STOCK EXCHANGE (NYSE): AZO | #278 IN FORTUNE 500 2018



Signalized Hard Corner on a Six Point Intersection

MORE THAN 20,000 VEHICLES PER DAY (VPD)



Nearby the Airport Freeway

MORE THAN 96,030 VEHICLES PER DAY (VPD)



Strong Demographics

MORE THAN 70,000 RESIDENTS WITHIN THREE MILES | 11% GROWTH FROM 2010



Growing Market

CHASE BANK, TACO CASA, WALMART SUPERCENTER, CVS/PHARMACY, MCDONALD'S, WENDY'S, WHATABURGER, TACO BELL, AND MANY MORE.



FINANCIAL OVERVIEW

PRICE	\$1,257,600
CAP RATE	6.25%
NOI	\$78,600
PRICE PER SQUARE FOOT	\$232.89
RENT PER SQUARE FOOT	\$14.56
YEAR BUILT	1996
APPROXIMATE LOT SIZE	0.47 Acres
GROSS LEASEABLE AREA	5,400
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	AutoZone, Incorporated (Inc.)
LEASE TYPE	Triple-Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility

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3200 RACE STREET
FORT WORTH, TEXAS 76111



ANNUALIZED OPERATING DATA

	BASE RENT	ANNUAL RENT	MONTHLY RENT	
CURRENT	3/31/2022	\$78,600	\$6,550	
OPTIONS				
4/1/2022	3/31/2027	\$86,196	\$7,183	10%
4/1/2027	3/31/2032	\$94,824	\$7,902	10%

Downtown Fort Worth

PROPERTY ADDRESS

3200 Race St
Fort Worth, TX 76111



121

377



4,510 VPD

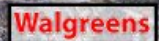
Airport Freeway
96,000 VPD

Race St

N Riverside Dr 13,220 VPD



E Belknap St
5,700 VPD



Amon Carter
Riverside High School



AUTOZONE FORT WORTH, TEXAS



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LEASE SUMMARY

LEASE COMMENCEMENT DATE	2/1/1997
LEASE EXPIRATION DATE	8/31/2021
LEASE TERM	10 Years
TERM REMAINING	2+ Years
INCREASES	In Options
OPTIONS TO RENEW	2, 5-Year



TENANT OVERVIEW



For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. They have a rich culture and history of going the Extra Mile for their customers and their community.

Today, AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the United States. AutoZone has over 6,000 stores across the United States, Mexico, and Brazil. The company is based in Memphis, Tennessee

TENANT PROFILE

TENANT TRADE NAME AutoZone

OWNERSHIP Public

TENANT AutoZone

LEASE GUARANTOR AutoZone Development,
Limited Liability Company (LLC)

NUMBER OF LOCATIONS 6,000+

HEADQUARTERED Memphis, Tennessee

WEB SITE www.autozone.com

SALES VOLUME \$10.9 Billion

NET WORTH \$4.5 Billion

STOCK SYMBOL AZO

BOARD New York Stock Exchange (NYSE)

CREDIT RATING BBB

RATING AGENCY Standard & Poors (S&P)

RANK #270 in Fortune 500 (2017)



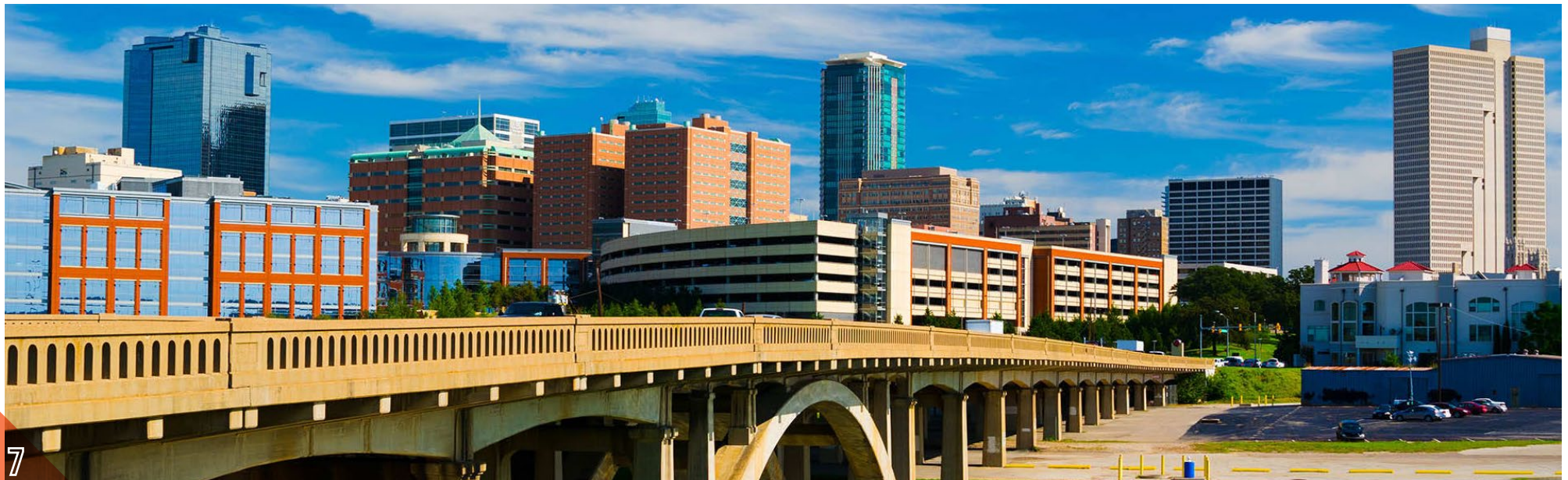
ABOUT FORT WORTH, TEXAS

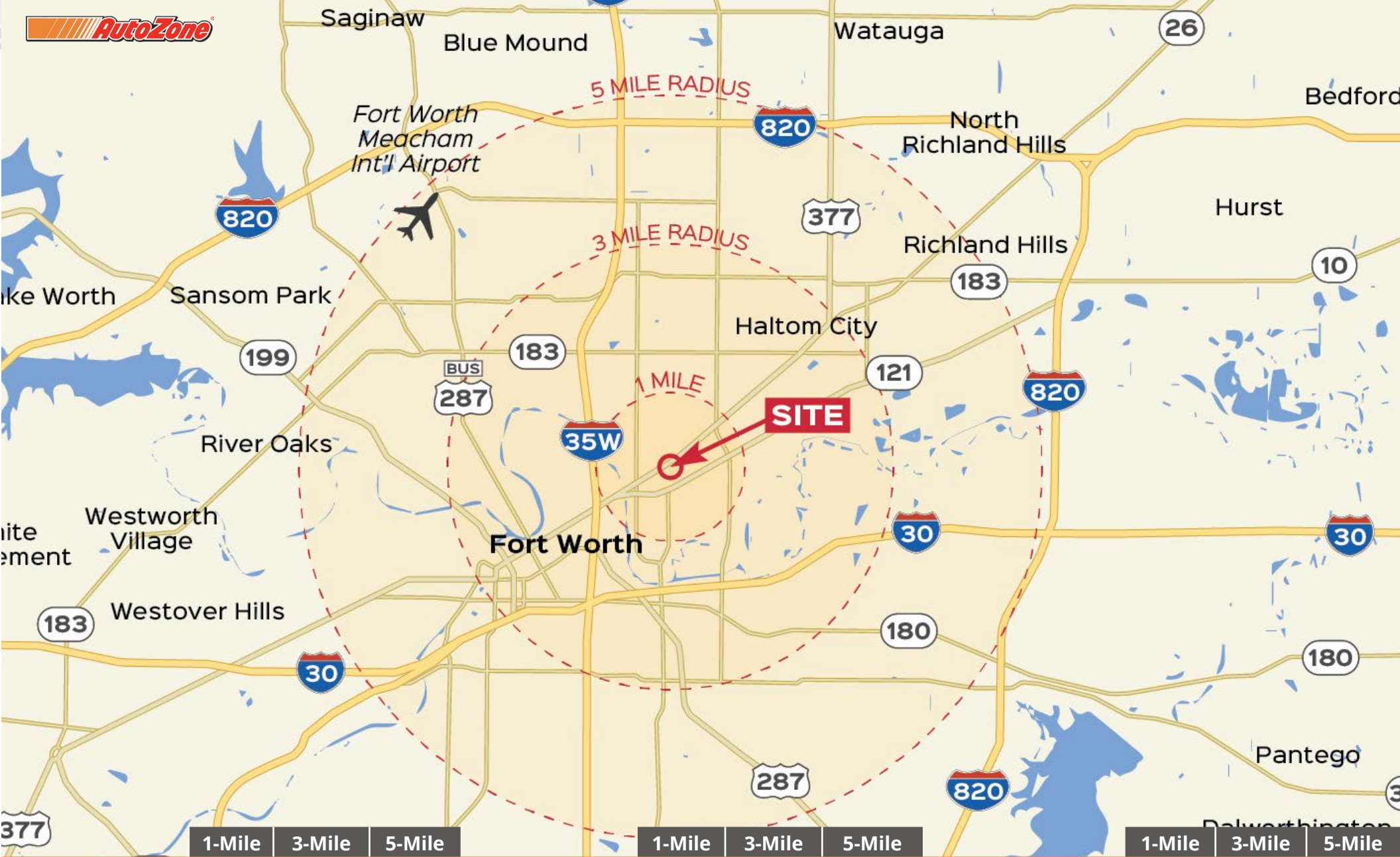
Fort Worth is the 15th-largest city in the United States and part of the No. 1 tourist destination in Texas, welcoming more than 9.1 million visitors annually. Comprised of eight primary entertainment districts each offering distinct dining, shopping, entertainment and cultural amenities. In only a few days you can enjoy a range of experiences: from NASCAR racing to rodeos, world-class museums to cowboy cuisine, boutique shopping to a Top 5 zoo, biking to horseback riding.

Since the late 20th century several major companies have been headquartered in Fort Worth. These include the John Peter Smith Hospital, Pier 1 Imports, RadioShack, Cash America International, GM Financial, XTO Energy, and the BNSF Railway. Companies with significant presence in the city are Bank of America, Wells Fargo, Lockheed Martin, GE Transportation, and Dallas-based telecommunications company AT&T.

In 2013, Fort Worth-Arlington ranked 15th on Forbes' list of the Best Places for Business and Careers. In 2018, Fortune named Fort Worth the 18th best city for Hispanic entrepreneurs. In 2018 Dallas-Fort Worth ranked 18th on U.S. News & World Report's list of 125 Best Places to Live in the USA.

Today, Fort Worth boasts a strong and diverse economy not dependent on any one industry. Companies headquartered in Fort Worth include Burlington Northern Santa Fe, Radio Shack and American Airlines.





	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2010 Population	11,246	63,620	216,418	2010 Households	3,454	20,352	73,706	2018 Average HH Income	\$55,218	\$59,164	\$59,993
2018 Population	12,274	70,715	246,946	2018 Households	3,756	22,843	84,836	2018 Median HH Income	\$42,409	\$44,698	\$42,101
2023 Population	13,168	76,077	266,668	2023 Households	4,024	24,587	91,647	2018 Per Capita Income	\$16,897	\$19,112	\$20,610

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.



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IN CONJUNCTION WITH

BROKER OF RECORD

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LICENSE #: 9003568 (TX)



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date