



TRACTOR SUPPLY COMPANY

ANGLETON, TEXAS (HOUSTON MSA)

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM



\$4,970,000 | CALL FOR DETAILS

- » 15-Year Net Lease with 5% Rental Increases Every Five Years
- » Tractor Supply is a Well-Known Fortune 500 Company
- » High-Traffic Location with Convenient Freeway Access
- » Excellent Location in Angleton's Primary Retail Corridor
- » Central Location Near Downtown Angleton, Major Employers, Several Schools, and Popular Tourist Attractions
- » Strong Customer Base in Area
- » Built-to-Suit Construction
- » Fenced Outdoor Sales Area and Ample On-Site Parking
- » Located in an Income Tax Free State

FILE PHOTO



Cushman and Wakefield Inc. LIC. # 00616335

This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

TABLE OF CONTENTS



INVESTMENT SUMMARY

AERIALS

SITE PLAN

TENANT SUMMARY

PROPERTY OVERVIEW

AREA OVERVIEW

DEMOGRAPHIC PROFILE

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

LEAD BROKERS

SCOTT CROWLE

Senior Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

MICHAEL T. YURAS, CCIM

Executive Managing Director

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

VINCENT AICALE

Executive Director

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

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Executive Director

415.413.3005

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**YURAS
AICALE
FORSYTH
CROWLE**

Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

* Due to the Confidentiality Agreement with Tractor Supply Company, we are unable to disclose the rent, cap rate, or other lease information. Please execute the attached Confidentiality and Registration Agreement to receive the full Offering Memorandum.

ADDRESS	2916 North Velasco Street, Angleton, Texas
PRICE	\$4,970,000
TERM	15 years
RENT COMMENCEMENT	October 22, 2016
YEAR BUILT	2016
BUILDING SF	21,702 SF
PARCEL SIZE	6.20 acres (270,159 SF)
LEASE TYPE	Net, with landlord responsible for roof, structure, and parking lot replacement



FILE PHOTO

NET LEASE WITH SCHEDULED RENT INCREASES TO STRONG NATIONAL TENANT

- » Leased to Tractor Supply Company (NASDAQ: "TSCO") for 15 years, plus four five-year option periods
- » 5% rental increases every five years, providing an excellent hedge against inflation
- » Tractor Supply is a Fortune 500 company with revenues of \$6.8 billion

HIGH-TRAFFIC LOCATION WITH CONVENIENT FREEWAY ACCESS

- » Excellent visibility and access to 18,967 vehicles per day directly in front of the site on North Velasco Street
- » Velasco Street serves as Angleton's primary retail corridor, and nearby retailers include Walmart Supercenter, Kroger, and Dollar Tree
- » Convenient access to Highway 288 (39,184 AADT), located approximately one mile away

CENTRAL LOCATION WITH STRONG CUSTOMER BASE

- » Centrally located approximately two miles from downtown Angleton
- » Close to several schools, including Angleton High School (1,965 students), Angleton Junior High School (1,490 students), and Frontier Elementary School (351 students)
- » Near the 62-bed Angleton Danbury Medical Center, which has 230 employees
- » Within walking distance of Benchmark Electronics, which employs 274 people
- » Minutes from the Brazoria County Fairgrounds, home to Texas's largest county fair, attracting approximately 250,000 people each year
- » Surrounded by farms, ranches, and residential neighborhoods, representing a large portion of Tractor Supply's target customers
- » 44% of Tractor Supply's store sales come from pets and livestock, which bodes well for rural locations

HIGH-QUALITY BUILT-TO-SUIT CONSTRUCTION

- » Built to Tractor Supply Company's exact specifications
- » Features latest Tractor Supply Company store designs and concepts, including fenced outdoor sales area and ample onsite parking



(Texas's largest county fair |
250,000 annual visitors)

Northside School
(462 students)



DOWNTOWN ANGLETON
(1.9 miles)



TACO BELL

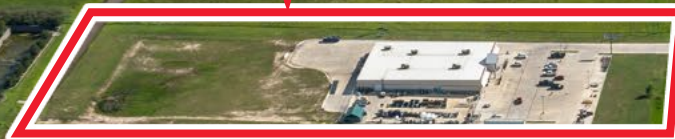
Four Corners Shopping Center



TSC TRACTOR
SUPPLY CO



North Velasco Street (18,967 AADT)





Angleton High School
(1,965 students)

Angleton Junior High School
(1,490 students)

Rancho Isabella
Elementary School
(367 students)

TSC TRACTOR
SUPPLY CO



utmb Health
Angleton Danbury
Campus
(62 beds and
230 employees)

East Henderson Road

North Velasco Street (18,967 AADT)





BUSINESS PARK


electronics
(274 employees)

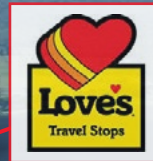
Frontier Elementary School
(351 students)

Highway 35 Bypass

North Velasco Street (18,967 AADT)

 **TRACTOR
SUPPLY CO.**





288
TEXAS

/ Highway 288 (39,184 AADT)



East Henderson Road

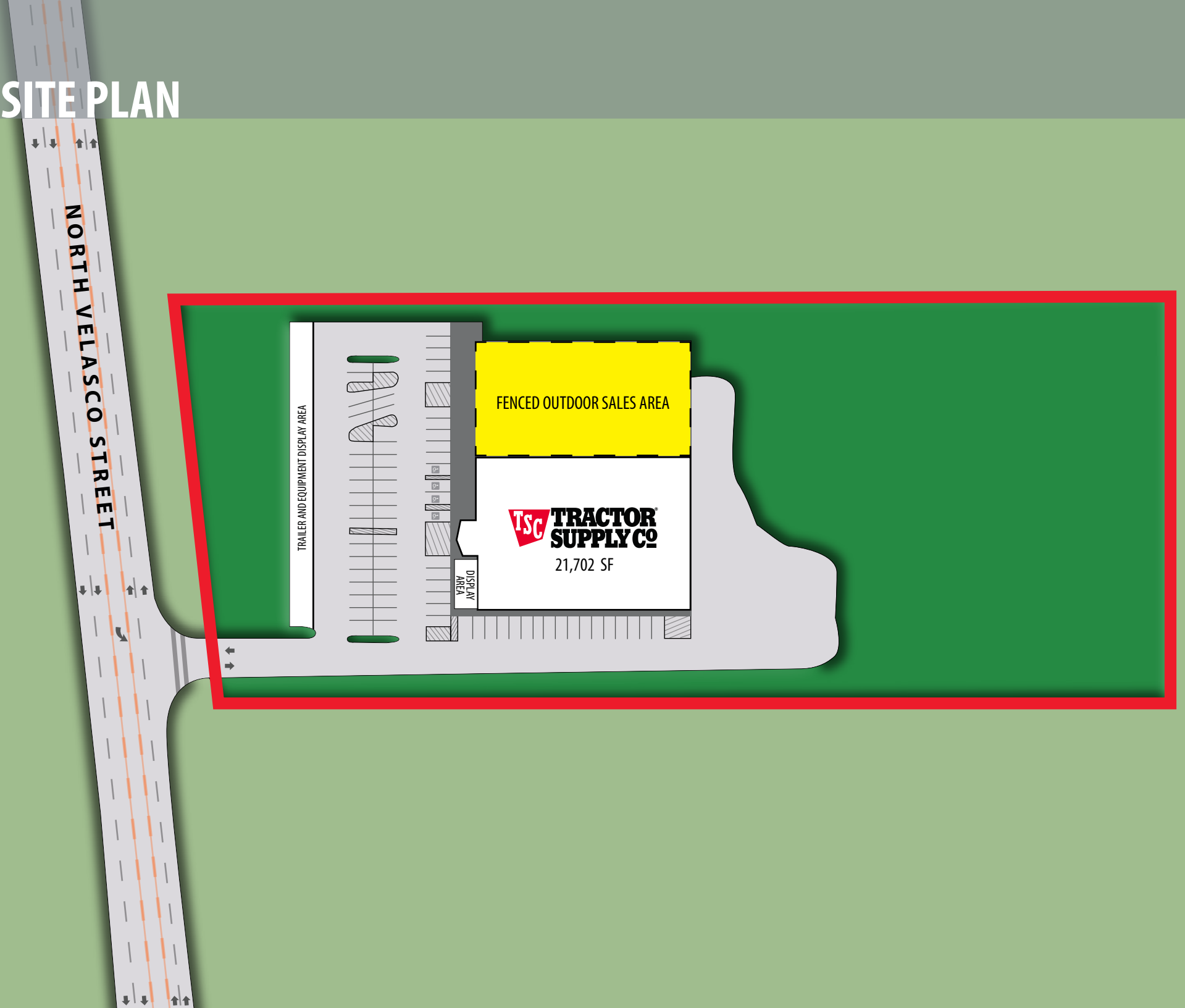
Highway 35 Bypass



North Velasco Street (18,967 AADT)



SITE PLAN



TENANT SUMMARY



Tractor Supply Company (NASDAQ: "TSCO") is the largest operator of rural lifestyle retail stores in the United States. The company operates approximately 1,750 retail stores in 49 states, employs more than 28,000 team members, and trades its stock on the Nasdaq Stock Market under the ticker symbol "TSCO". Stores supply the unique products to support their customers' rural lifestyle, from welders and generators to animal care products and men and women's workwear. Tractor Supply stores also sell pet supplies, animal feed, power tools, riding mowers, lawn and garden products, and more. Each store team includes welders, farmers, and horse owners who collectively provide an exceptional depth of knowledge and resources.

Tractor Supply stores are located primarily in towns outlying major metropolitan markets and in rural communities. The typical Tractor Supply store has about 15,500 square feet of selling space inside, with a similar amount of outside space. Tractor Supply's customers include farmers, horse owners, ranchers, part-time and hobby farmers, and suburban and rural homeowners, as well as contractors and tradesmen.

For additional information, please visit www.tractorsupply.com.



TICKER	NASDAQ: "TSCO"	HEADQUARTERS	Brentwood, TN
LOCATIONS	1,750	REVENUE	\$6.8B

PROPERTY OVERVIEW

LOCATION

The property is located on North Velasco Street, with excellent visibility and access to 18,967 vehicles per day directly in front of the site. The property has convenient access to Highway 288 (39,184 AADT), located approximately one mile away. Velasco Street serves as Angleton's primary retail corridor, and the property is close to several national tenants. Notable retailers near the property include Walmart Supercenter, Dollar Tree, Kroger, McDonald's, Sherwin-Williams, and more. The property is also less than two miles from retailers located in downtown Angleton.

The property is close to several schools, including Angleton High School (1,965 students), Angleton Junior High School (1,490 students), and Frontier Elementary School (351 students). The property is also close to the 62-bed Angleton Danbury Medical Center, which has 230 employees. Another large employer located nearby is Benchmark Electronics, which employs 274 people within walking distance of the property. The property is also just minutes from the Brazoria County Fairgrounds, home to Texas's largest county fair, attracting approximately 250,000 people each year. Additionally, the property is surrounded by farm and ranch land, as well as residential neighborhoods. Tractor Supply caters to farmers, ranchers, and homeowners, amongst others; the property's proximity to residential neighborhoods, farms, and ranches provides a strong customer base for Tractor Supply.

ACCESS

Access from North Velasco Street

TRAFFIC COUNTS

North Velasco Street: 18,967 AADT
Highway 288: 39,184 AADT

PARKING

74 parking stalls, including four (4) handicap stalls

YEAR BUILT

2016

NEAREST AIRPORT

William P. Hobby Airport (HOU)



74
PARKING
STALLS



2016
YEAR BUILT



19K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
WILLIAM
P. HOBBY
AIRPORT

AREA OVERVIEW

Angleton is a city in and the county seat of Brazoria County, within the Houston–The Woodlands–Sugar Land Metropolitan Statistical Area (MSA). Angleton lies at the intersection of State Highway 288, State Highway 35, and the Union Pacific Railroad. Angleton was originally a trade center for agriculture, devoted primarily to cotton, corn, truck farming, and cattle, and later to rice and soybeans. It still derives considerable income from agriculture but has followed the general industrial trend of Brazoria County, which began in 1940 with the location of Dow Chemical Company at Freeport and continued with the introduction of a number of other petrochemical manufacturing companies. Today, Angleton is a banking and distribution center for a large oil, chemical, and agricultural area.

Houston is the fourth largest city in the United States and the largest city in Texas, with a population of 2.3 million people. Houston is the seat of Harris County and the economic center of the Houston MSA, the fifth largest metropolitan area in the U.S., with 6.8 million residents. The Houston MSA is growing rapidly; from 2000 to 2030, the metropolitan area is projected to rank fifth in the nation in population growth—adding 2.66 million people. The metro area is the largest economic and cultural center of the American South and is included in the Texas Triangle megapolitan area, anchored by the metro areas of Houston, Dallas–Fort Worth, and San Antonio. The Texas Triangle is home to more than 70% of all Texans. In the next 40 years, the population of the Texas Triangle has been projected to grow more than 65%, or an additional ten million people, leading to 78% of Texans living and working within the Texas Triangle.

- » As the county seat, Angleton hosts the Brazoria County Fair every October; it is considered Texas's largest county fair.
- » Brazoria County is one of the fastest growing counties in the region and has a current population of 362,457.
- » If Houston were an independent nation, the region would have the 23rd largest economy in the world, behind Taiwan and ahead of Sweden.
- » Houston is home to the Texas Medical Center, the largest medical center in the world, with more than 106,000 employees, 58 institutions, thousands of volunteers, and 10 million patient visits per year.
- » Houston has two commercial airports: George Bush Intercontinental Airport (IAH) and William P. Hobby Airport (HOU). In 2017, Houston airports served more than 54 million passengers.
- » With more than 8.7 million annual visitors and 20 museums and institutions within walking distance, Houston has one of the largest museum districts in the country.

MAJOR EMPLOYERS IN HOUSTON MSA	# OF EMPLOYEES
MEMORIAL HERMANN HEALTH SYSTEM	24,000
THE UNIVERSITY OF TEXAS MD ANDERSON	21,086
UNITED AIRLINES	15,000
HOUSTON METHODIST	14,985
EXXON MOBIL	13,000
UTMB HEALTH	12,448
KROGER	12,000
SHELL OIL COMPANY	11,892
NATIONAL OILWELL VARCO	11,563
SCHLUMBERGER LIMITED	10,000



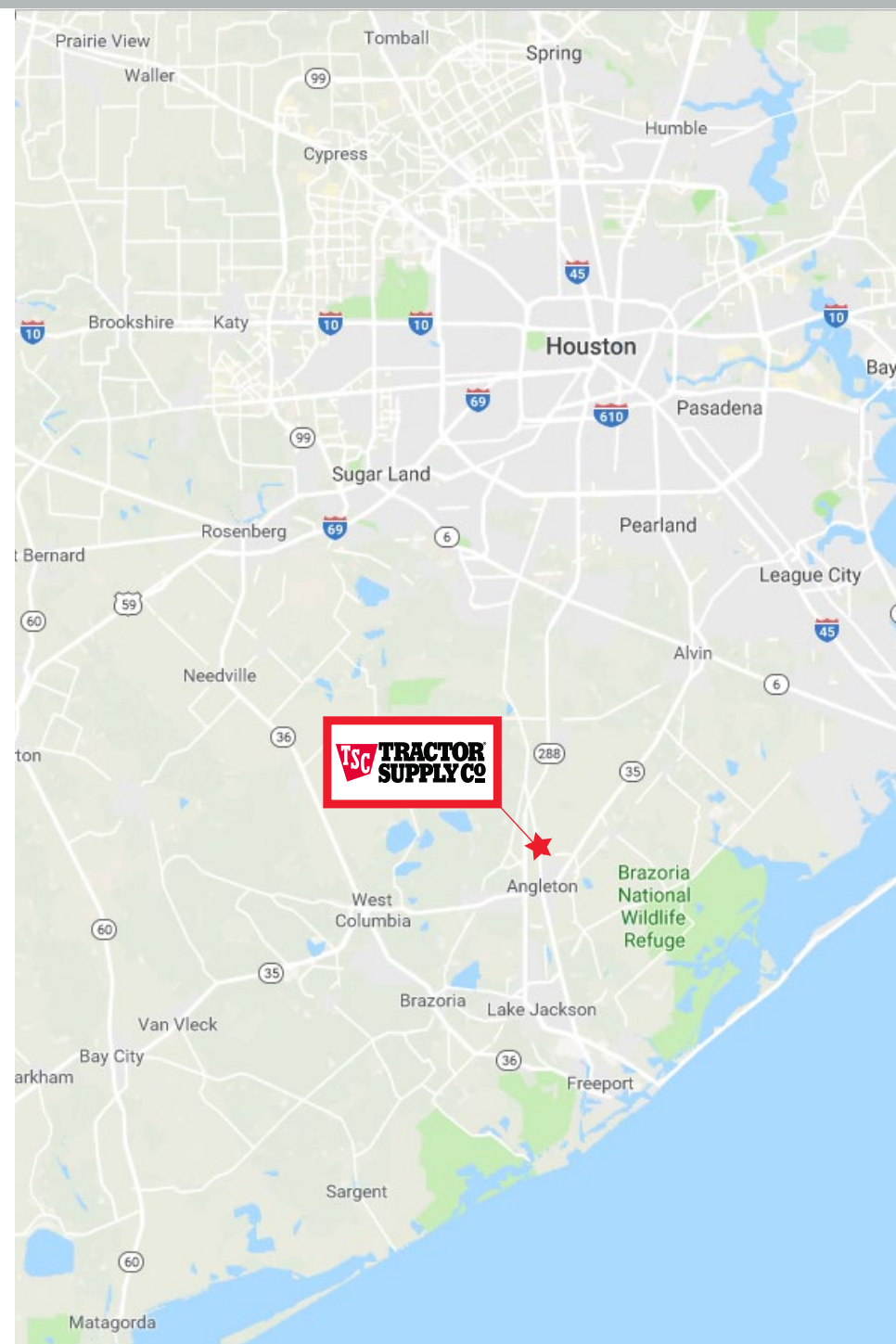
DEMOGRAPHIC PROFILE

2018 SUMMARY

	1 Mile	3 Miles	5 Miles
Population	4,098	18,977	26,896
Households	1,549	7,042	9,433
Families	1,110	4,968	6,826
Average Household Size	2.64	2.67	2.77
Owner Occupied Housing Units	1,054	4,305	6,213
Renter Occupied Housing Units	495	2,737	3,220
Median Age	37.5	36.7	37.0
Average Household Income	\$80,334	\$72,829	\$73,698

2023 ESTIMATE

	1 Mile	3 Miles	5 Miles
Population	4,380	20,088	28,745
Households	1,660	7,471	10,102
Families	1,183	5,245	7,283
Average Household Size	2.64	2.67	2.77
Owner Occupied Housing Units	1,152	4,700	6,825
Renter Occupied Housing Units	508	2,772	3,277
Median Age	38.3	37.7	38.1
Average Household Income	\$88,425	\$82,302	\$84,174



CONFIDENTIALITY AND REGISTRATION AGREEMENT

THIS CONFIDENTIALITY AND REGISTRATION AGREEMENT ("**Agreement**") shall pertain to the investment information including the Offering Memorandum, Tractor Supply Company Lease and any other information ("**Offering Information**") to be forwarded to the undersigned regarding the project known as Tractor Supply Store, located in Angleton, TX ("**Property**").

The undersigned Co-Operating Broker agrees not to forward any Offering Information to a Potential Purchaser until the Potential Purchaser has signed this CONFIDENTIALITY AND REGISTRATION AGREEMENT and has delivered the Agreement to Scott Crowle (scott.crowle@cushwake.com) or Michael Yuras (michael.yuras@cushwake.com) via email.

The Offering Information contains selected information pertaining to the business and affairs of the property and has been prepared and/or collected by Cushman & Wakefield ("Broker"), agent of owner. It does not, however, purport to be all-inclusive or contain all of the information which a prospective purchaser may desire. Neither Owner nor any of their officers, employees, or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Offering Information or any of its contents, and no legal liability is assumed to be implied with respect thereto.

The Offering Information has been gathered from sources that seem reliable, but neither the Owner nor Broker warrants or represents that the information is true, correct, or complete. Potential Purchaser is advised to verify information independently as part of their due diligence. Owner reserves the right to change the price, or any information in the Offering Information or to withdraw the property from the market at any time, without notice. This is not to be construed as an offer or as any part of a contract to sell the Property.

By executing this Confidentiality Agreement, Co-Operating Broker and Potential Purchaser requests the delivery of Offering Information and agrees that the Offering Information and its contents are confidential, that it will hold and treat it in the strictest of confidence, that it will not directly or indirectly disclose, or permit anyone else to disclose, the Offering Information or its contents to any other person, firm, or entity, without prior written authorization of owner, and that it will not use or permit to be used this Offering Information for any purpose other than to evaluate the Property for purchase nor in any fashion or manner detrimental to the interests of the Owner or Broker.

By executing this Agreement, Potential Purchaser acknowledges and agrees that with regard to the Property, 1) Potential Purchaser is acting as a principal and is represented by the undersigned Co-Operating Broker and 2) Broker represents the seller in the transaction.

Owner expressly reserves the right at Owner's discretion to change terms and or conditions, reject any and all proposals or expressions of interest in this Property, and to terminate discussions with any party with or without notice. The Offering Information shall not be deemed to represent the state of affairs of the Property or constitute any indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Information. In the event Potential Purchaser elects not to pursue the Property, Potential Purchaser agrees to promptly return the Offering Information to Broker.

In the event of any breach of this Agreement, Potential Purchaser agrees that remedies of law may not be adequate and that, in addition to monetary damages, Owner or Broker may be entitled to injunctive or other equitable relief, in which case Owner or Broker shall not be required to post a bond.

Potential Purchaser Initials _____ Co-Operating Broker Initials _____

Co-Operating Broker and Potential Purchaser understands that if it violates its covenants of confidentiality, it may be subject to legal action by Landlord or Tractor Supply. Prospective Purchaser agrees that Tractor Supply, as a party to the Lease, is a third-party beneficiary of this Agreement, and shall have standing to enforce this Agreement at law or in equity. This agreement shall be governed by the laws of the State of Texas without regard to its provisions for conflicts of laws.

This letter will further confirm that Recipients understand that Broker is presenting the information on the above referenced Property and that Recipients agree not to circumvent Broker and contact the Owner of the Property.

AGREED AND ACCEPTED THIS _____ DAY OF _____, 2018

Potential Purchaser

Company _____
By: _____
Printed Name: _____
Title: _____
Address: _____

City, State, Zip: _____
Phone: _____
Fax: _____
Email: _____

Co-Operating Broker

Company _____
By: _____
Printed Name: _____
Title: _____
Address: _____

City, State, Zip: _____
Phone: _____
Fax: _____
Email: _____

INFORMATION ABOUT BROKERAGE SERVICES



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	

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