



OFFERING MEMORANDUM



# Tahitian Village Market

Bastrop, TX



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# EXECUTIVE SUMMARY



Tahitian Village Market

**128 Tahitian Dr**

Bastrop, TX



**\$600,000**

LIST PRICE



**7.00%**

CAP RATE



**\$48,000**

ANNUAL NOI

## INVESTMENT HIGHLIGHTS

### Strategic Opportunity with Excellent Potential

- Less than a quarter mile away from Highway 71 which sees 17,500 VPD
- Potential with both sale and leasing provides ultimate flexibility
- Absolute NNN Lease with no landlord maintenance responsibilities, passive income, and multiple options periods

### Strong Demographics in a High Growth Market

- Average Household Income over \$70,000
- Over 20% population growth in the last 10 years within a 5-mile radius
- Over 10% projected population growth in next 5 years within a 5-mile radius

### E-Commerce Proof

- Convenience Stores are Sheltered From the Impact of Online Competition

### Income Tax-Free State

- Texas is one of the few states with no state income tax



CITGO

# FINANCIAL ANALYSIS

## PARCEL MAP



Tahitian Village Market  
**128 Tahitian Dr**  
Bastrop, TX



**±1,516**  
GLA



**±0.31 AC**  
LOT SIZE



**1985**  
YEAR BUILT



**R33202**  
APN

## LEASE SUMMARY

**TENANT** Tahitian Village Market

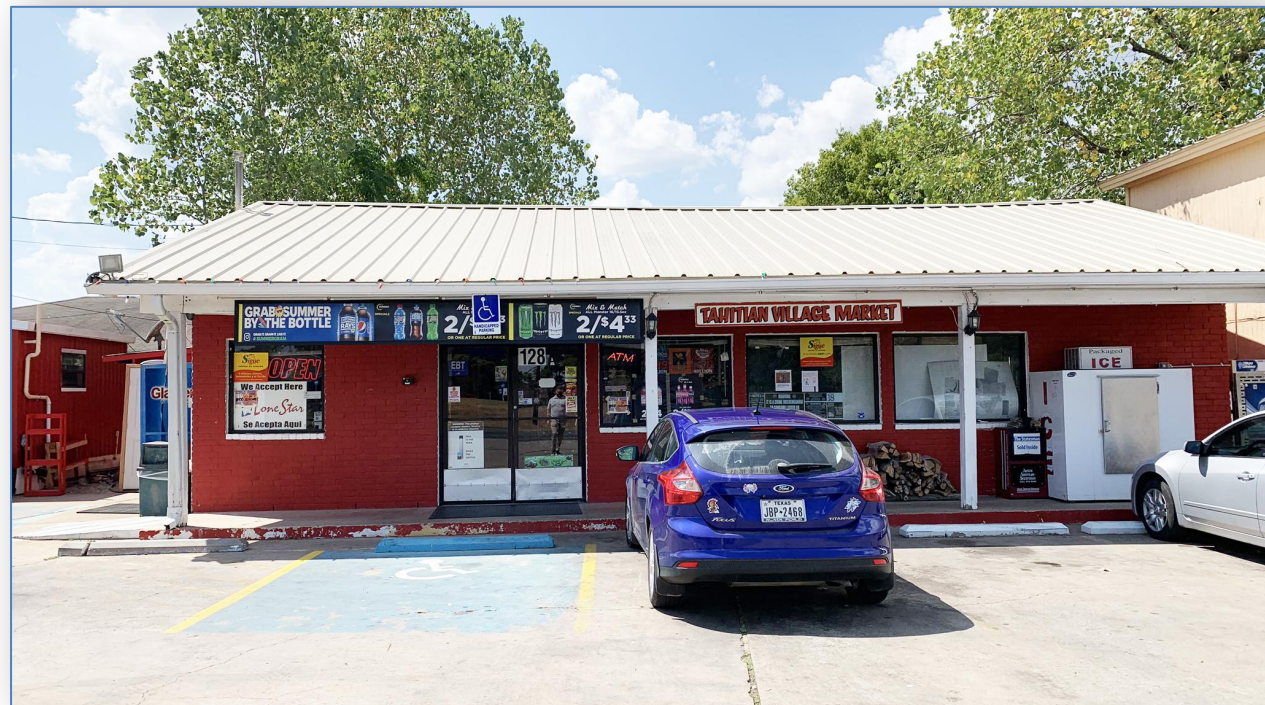
**TYPE OF OWNERSHIP** Fee Simple

**LEASE GUARANTOR** Tahitian Village Market

**LEASE TYPE** NNN

**TERM REMAINING** 8 Years

**ANNUAL NOI** \$48,000









# AREA OVERVIEW



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	1,592	11,993	20,374
2019 Estimate	1,437	10,761	18,257
2010 Census	1,206	8,880	15,114
Growth 2019-2024	10.80%	11.45%	11.60%
Growth 2010-2019	19.12%	21.18%	20.80%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	556	4,295	7,008
2019 Estimate	535	4,078	6,727
2010 Census	469	3,495	5,809
Growth 2019-2024	387	4.09%	4.17%
Growth 2010-2019	14.89%	16.69%	15.80%
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$70,773	\$64,107	\$66,105

## Bastrop, TX

Bastrop, Texas is an original Texas town with a fresh approach to life. A genuine destination where all-inclusive means everyone's invited. From the moment you cross the iconic Old Iron Bridge and step foot on the charming downtown streets, you'll feel welcomed - welcome to it all! It all starts with a stroll down Main Street, followed by an epic outdoor adventure, then mix in some live music and top it off with a mouthwatering meal. And that's just the half of it.

Perhaps it's the shining river it sits on, the growing retail options or its historic downtown. Whatever it is, more people are visiting and moving to Bastrop, the "most historic small town in Texas." The rest of the county shares the growth of Bastrop. If you're cruising down Main Street and stop at Anita's Mexican Restaurant, you'll notice they're busier than ever.

## Population Growth

Today, Bastrop is growing. With a current population nearing 9,000, Bastrop proudly strives to preserve its historic past while embracing the challenges of modern-day growth and economic needs. We have been named an official Texas Main Street city by the Texas Historical Commission, a designation that helps us preserve our past as well as promote responsible growth. The Hyatt Regency Lost Pines Resort and Spa opened here in 2006, bringing many tourists and conference attendees from all over the world who were previously unaware of our charming little town. Encouraged by the extremely positive response from these visitors, the City has added several community events that attract tourists from all over the state.

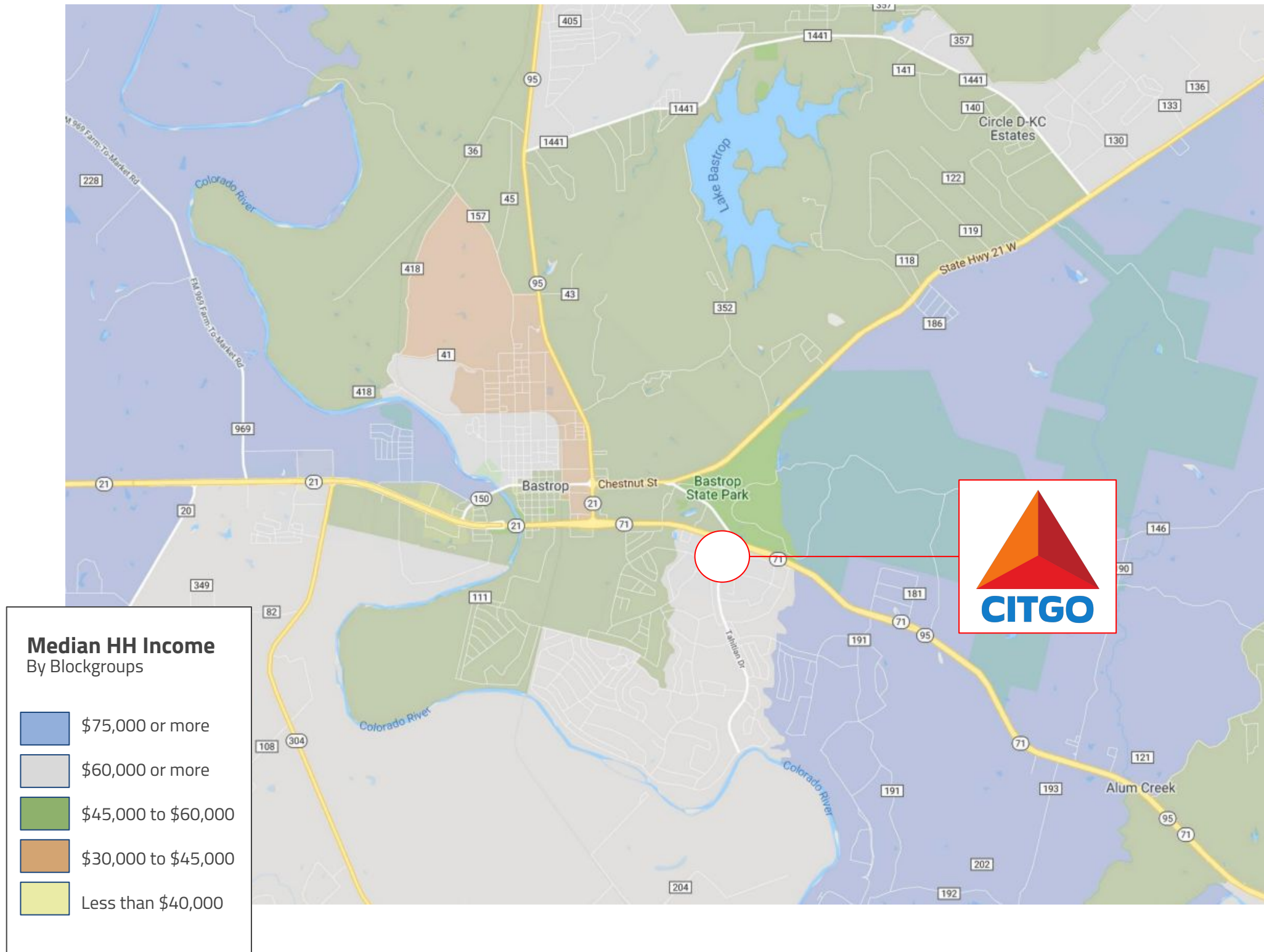


# SURROUNDING TENANT MAP





## REGIONAL MAP





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Tahitian Village Market** located in **128 Tahitian Dr, Bastrop, TX, 78602** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This 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 Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services 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 Seller or Matthews Real Estate Investment Services 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 this Offering Memorandum.





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