



WALMART
2103 Milam Street
Columbus, Texas

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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walmart property located in Columbus, Texas. Walmart has a long operating history at the location since 1983. Walmart has exercised multiple lease renewal options, which demonstrates their commitment to the location. The lease was most recently extended in 2019 and there are now over five years remaining in the primary term of the absolute triple net lease.

The 44,754 square foot building is strategically positioned immediately off of Interstate 10 (29,157 VPD). Walmart benefits due to the lack of competition in the area as it pulls from multiple nearby communities. The nearest Walmart is approximately 25 miles away from the subject property. The Walmart property is ideally located in a retail corridor with H-E-B, McDonald's, AT&T, Whataburger and AutoZone. Columbus is located approximately 70 miles west of Houston, 125 miles east of San Antonio, and 87 miles south of Austin.

Walmart is an American multinational retail corporation that operates a chain of hypermarkets, discount department stores, and grocery stores. Headquartered in Bentonville, Arkansas, Walmart is the world's largest company by revenue—over \$500 billion, according to the Fortune Global 500 list in 2018—as well as the largest private employer in the world with 2.2 million employees. Walmart is an investment grade rate company (S&P: AA).



INVESTMENT HIGHLIGHTS:

- Walmart has a long and successful operating history at the location since 1983
- Walmart is an investment grade rate company (S&P: AA)
- Texas is tax free state
- Walmart has exercised multiple renewal options which demonstrates their commitment to the location
- Absolute NNN – zero landlord responsibilities
- Strategically positioned immediately off of Interstate 10 (29,157 VPD)
- Ideally located in a retail corridor with H-E-B, McDonald's, AT&T, Whataburger and AutoZone
- Regional location that draws from multiple surrounding communities
- Nearest Walmart is approximately 25 miles away from the Columbus property

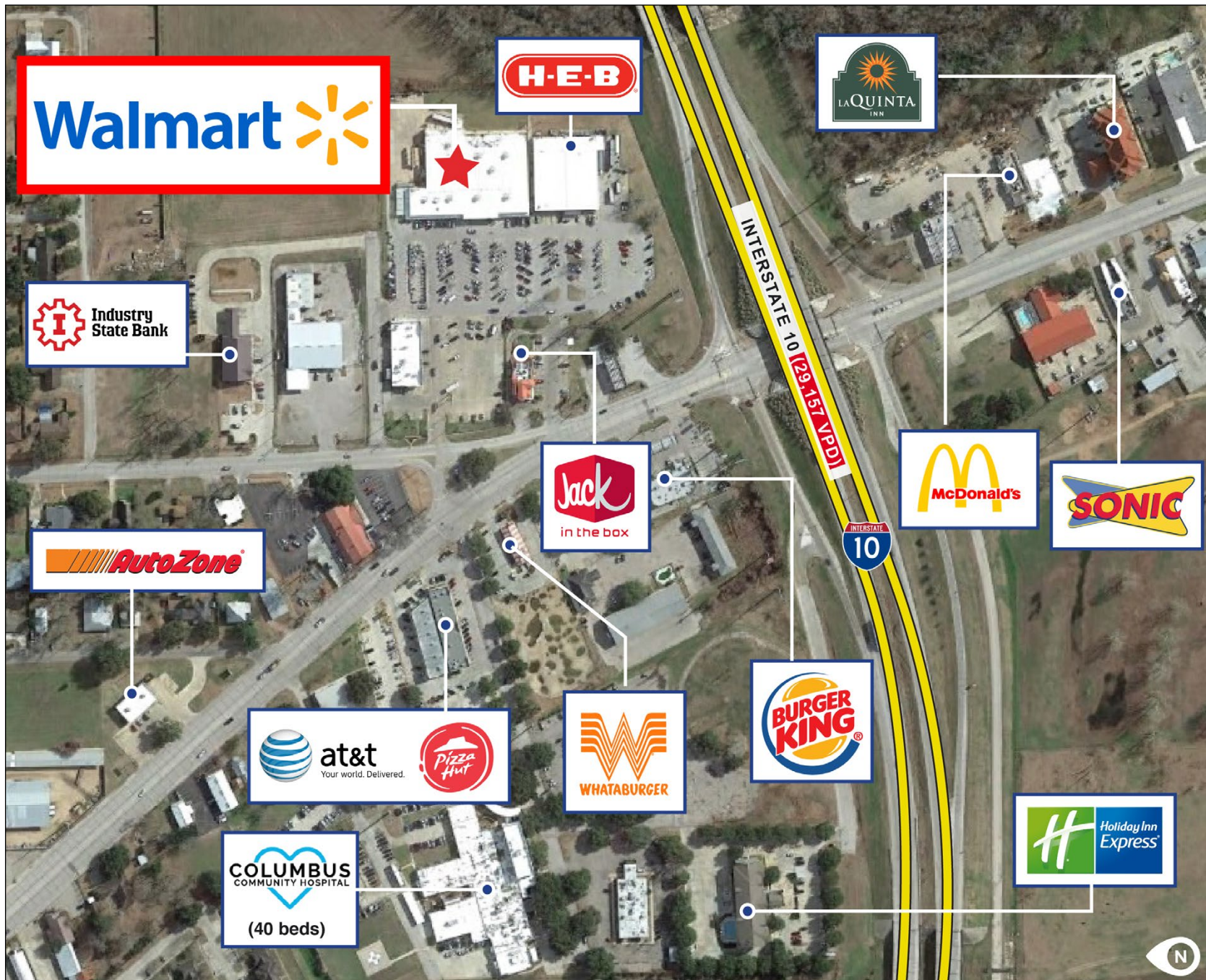


PROPERTY OVERVIEW:

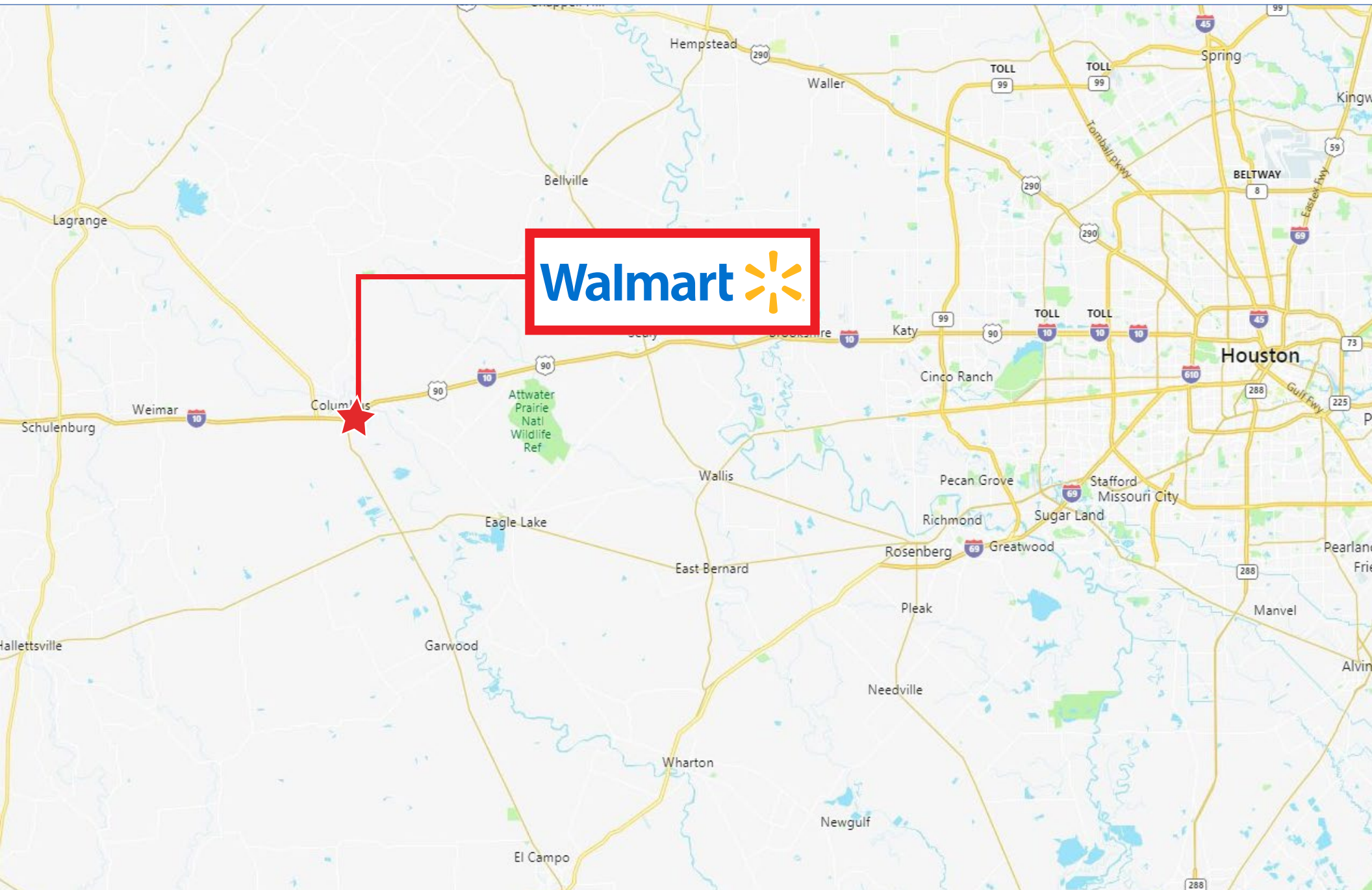
Price:	\$3,750,000
Cap Rate:	6.26%
Net Operating Income:	\$234,852
Lease Expiration Date:	January 31, 2024
Renewal Options:	Two 5-Year (Remaining)
Lease Type:	Absolute NNN
Building Size:	44,754 SF
Land Size:	4.49 Acres
Tenant:	Wal-Mart Real Estate Business Trust











**DEMOGRAPHIC
REPORT:**

Population	3-Mile	5-Mile	7-Mile
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Total Population 4,834 6,813 7,634

Total Households 1,845 2,604 2,928

Income	3-Mile	5-Mile	7-Mile
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Average Household Income \$68,942 \$73,657 \$75,850



MARKET OVERVIEW:

Columbus, Texas

Columbus is a city in Colorado County in southeastern Texas, United States. Columbus is located 70 miles west of Houston, 125 miles east of San Antonio, and 87 miles south of Austin. Columbus is a relaxing small town with a rich and wild history, full of Southern charm, and a long list of fun and interesting things to see and do. It is the county seat of Colorado County and is located on the Colorado River. The Colorado County Courthouse is listed on the National Register of Historic Places.



TENANT OVERVIEW:

Walmart

Walmart Inc. is an American multinational retail corporation that operates a chain of hypermarkets, discount department stores, and grocery stores. Headquartered in Bentonville, Arkansas, the company was founded by Sam Walton in 1962 and incorporated on October 31, 1969. It also owns and operates Sam's Club retail warehouses. As of January 31, 2019, Walmart has 11,348 stores and clubs in 27 countries, operating under 55 different names.

Walmart is the world's largest company by revenue—over US\$500 billion, according to Fortune Global 500 list in 2018—as well as the largest private employer in the world with 2.2 million employees. It is a publicly traded family-owned business, as the company is controlled by the Walton family. Sam Walton's heirs own over 50 percent of Walmart through their holding company, Walton Enterprises, and through their individual holdings. Walmart was the largest U.S. grocery retailer in 2019, and 65 percent of Walmart's US\$510.329 billion sales came from U.S. operations.

Type:	Public
Credit Rating (S&P):	AA
Website:	www.walmart.com
Founded:	1962
Number of Locations:	11,348
Headquarters:	Bentonville, AR





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