



JAMES CAPITAL ADVISORS

MARKETING PACKAGE



1301 Nederland Ave
Nederland, TX 77627

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INVESTMENT SUMMARY



Tenant	Advance Auto Parts
Street Address	1301 Nederland Ave
City	Nederland
State	TX
Zip	77627
GLA	7,055 SF
Lot Size	0.94 AC
Year Built / Remodeled	2001

\$1,100,000

PURCHASE PRICE

8.00%

CAP RATE

\$87,850

NET OPERATING INCOME

Price / SF \$155.92

Rent / SF \$12.45

**Investment Grade Credit Tenant**

Advance Auto Parts (NYSE: AAP) is the largest auto parts retailer in the country with over 5,200 locations and an investment grade credit rating of BBB- (S&P).

Ideal Location

Nederland, TX is nestled in the middle of The Golden Triangle, a major industrial area of the Gulf Coast, which provides thousands of jobs to the area.

No Income Tax State

Texas is one of several states with no state income tax. Investors that live in non-income tax states can benefit from higher post tax dollars.

Robust Demographics

With over 65,000 people in the trade area, in addition to an average \$80,000 household income, Advance Auto is poised to be successful in this location for many years to come.

LEASE SUMMARY



Lease Type	Double-Net (NN)
Type of Ownership	Fee Simple
Original Lease Term	10.6 Years
Commencement Date	5/4/2001
Lease Expiration	12/31/2021
Term Remaining	2+ Years
Increases	4% in Each Option
Options	Two (2), 5-Year

Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Responsible
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate
Company Name	Advance Auto Parts
Ownership	Public
Years in Business	87
Number of Locations	5,200

*Landlord is responsible for roof & structure.
Landlord responsible for parking and 50% of HVAC.

**Strong Corporate Guarantee**

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider headquartered in Raleigh, N.C., 2018 revenue exceeded \$9.6 billion.

Sizable Lot with Ample Parking

The property sits on a 0.94 acre lot with 51 parking spaces.

11 Minutes Proximity to University

Home to over 15,000 students, Lamar University is among the fastest growing Texas colleges and universities, and is a member of The Texas State University System. LU offers more than 100 programs of study leading to bachelor's, master's and doctoral degrees.

Economic Expansion

Exxon Mobile has committed over \$20 Billion to expanding it's refineries by 60% in the surrounding area, starting 2019 creating 1,850+ new jobs.

Growth in Real Estate Value

The median home value in Nederland is \$151,100. Nederland home values have gone up 5.6% over the past year and Zillow predicts they will rise 3.7% within the next year.







RENT SCHEDULE

PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
5/4/2001 - 6/30/2011	Base Term	\$84,350.04	\$7,029.17	-	-
7/1/2011 - 12/31/2021	Extension	\$87,849.96	\$7,320.83	4.00%	8.00%
1/1/2022 - 12/31/2026	1st Option	\$91,350.00	\$7,612.50	4.00%	8.31%
1/1/2027 - 12/31/2031	2nd Option	\$94,850.04	\$7,904.17	4.00%	8.62%



ABOUT THE BRAND



Advance Auto Parts

Founded in Roanoke, VA in 1932, Advance Auto Parts (AAP) is a leading automotive aftermarket parts provider, serving both professional installers and do-it-yourself customers. Advance Auto Parts has a long and proud history of serving customers, communities and team members exceptionally well, which is why the company has thrived for over 85 years.

Today, there are over 5,000 company-operated Advanced Auto Parts stores and branches in the United States, Canada, Puerto Rico, and the Virgin Islands. The company also serves more than 1,200 independently-owned Carquest-branded stores across these locations, in addition to Mexico, the Bahamas, Turks and Caicos, British Virgin Islands, and Pacific Islands. Additionally, Advanced Auto Parts operates 127 WORLDPAK branches and serves approximately 1,250 independent Carquest locations. Advanced Auto Parts successfully operates at this scale due to 50 distribution centers located throughout the US and Canada and customer support centers in Roanoke, VA and Raleigh, NC, ensuring the highest quality of service. Advanced Auto Parts is continuing to grow and currently employs over 70,000 team members worldwide.



2018 Fourth Quarter Net Sales Increased 3.3%

Advanced Auto Parts reported a 3.3% increase in the company's fourth quarter net sales last year. In 2018, the company reported \$9.6B in total net sales for the year, a 2.2% increase from 2017.

Advance Auto Parts Announces Strategic Plans with Walmart.com

Walmart and Advance Auto Parts, Inc. (NYSE: AAP) recently announced a comprehensive, strategic partnership that will create an automotive specialty store on Walmart.com.

Seasoned Retail Executives Appointed to Board of Directors

H&R Block President and CEO, Jeffrey Jones II, and former Best Buy executive, Sharon McCollam, joined the company's Board of Directors in 2019.

LOCATION OVERVIEW



1. La Maison des Acadienne

1500 Boston Ave, Nederland, TX 77627

0.5 MILES FROM SUBJECT PROPERTY

2. Lamar University

4400 S. M.L. King Jr Pkwy, Beaumont, TX 77705

7 MILES FROM SUBJECT PROPERTY

3. Windmill Museum

1500 Boston Ave, Nederland, TX 77627

0.5 MILES FROM SUBJECT PROPERTY

4. Museum of Southeast Texas

500 Main St, Beaumont, TX 77701

10 MILES FROM SUBJECT PROPERTY

5. Fire Museum of Texas

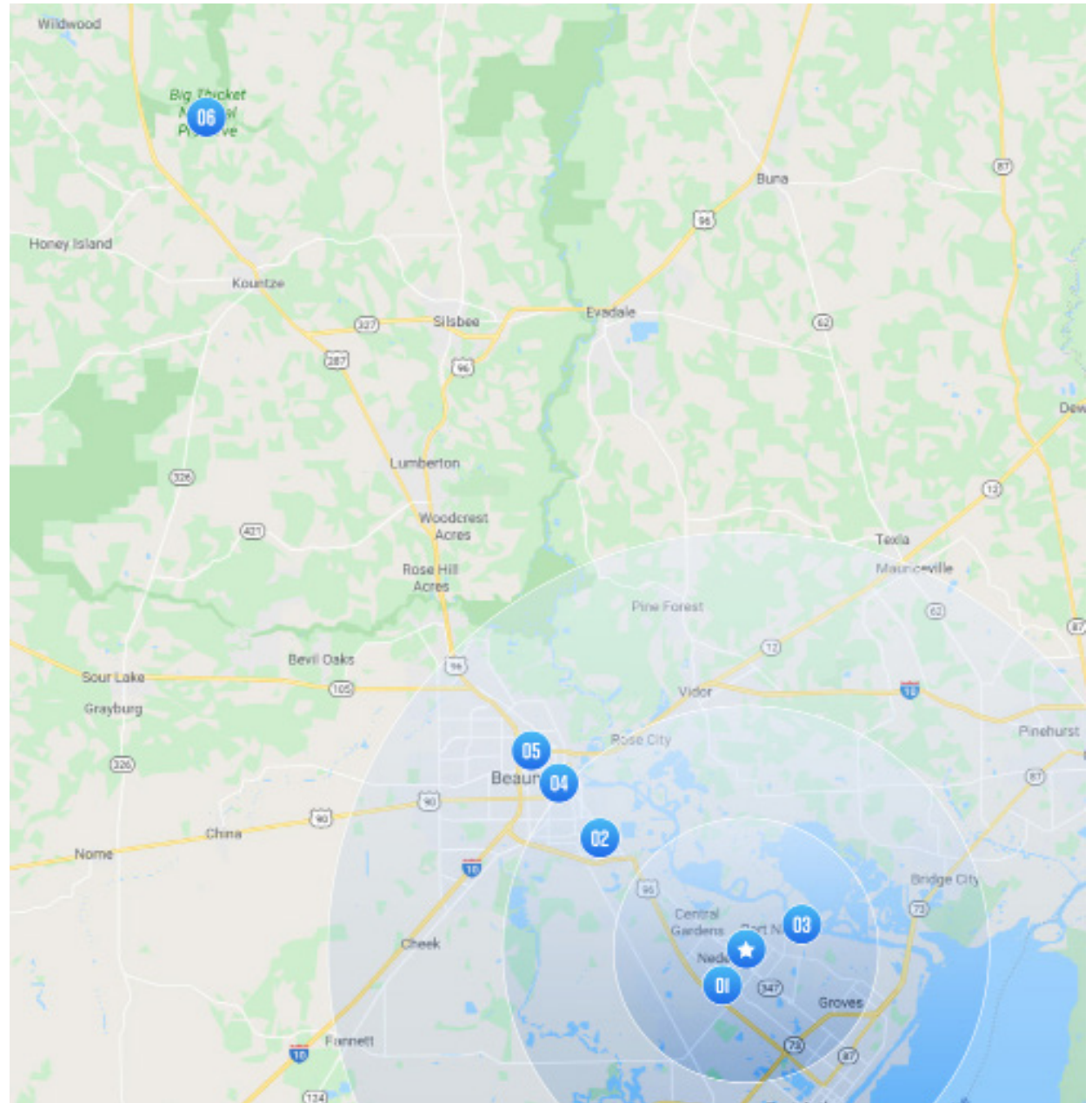
400 Walnut St, Beaumont, TX 77701

11 MILES FROM SUBJECT PROPERTY

6. Big Thicket National Preserve

FM 420, Kountze, TX 77625

45 MILES FROM SUBJECT PROPERTY



LOCATION OVERVIEW



01

LA MAISON DES ACADIENNE

La Maison Des Acadienne pays tribute to early French settlers of the area, and was built as a replica of early Acadian homes.



02

LAMAR UNIVERSITY

Lamar University, often referred to as Lamar or LU, is a public university in Beaumont, Texas.



03

WINDMILL MUSEUM

As a tribute to the heritage of Nederland, Texas, citizens of the city erected an exact replica of a Dutch windmill.



04

MUSEUM OF SOUTHEAST TEXAS

Home to exhibits that focus on regional fine and folk art from the 19th - 21st century.



05

FIRE MUSEUM OF TEXAS

The museum is a Recorded Texas Historic Landmark, and an example of the Renaissance Revival.



06

BIG THICKET NATIONAL PRESERVE

This park offers 40 miles of hiking trails, camping, canoeing, kayaking, and plentiful birdwatching.

LOCATION OVERVIEW



Nederland, TX

Founded by Dutch Settlers in 1897, Nederland is a city in Jefferson County, Texas, United States. With an approximate population of 17,547, Nederland is a wonderful community to live, to do business, and to visit. Nederland is only 6 miles north west of Port Arthur, Texas and 83 miles east of Houston, Texas. The city benefits from easy access to the nearby cities and towns with which it shares the Beaumont - Port Arthur metropolitan area. It is part of the Beaumont–Port Arthur Metropolitan Statistical Area. Also referred to as the “Golden Triangle Area, due the triangular shape the bordering cities make.

Nederland offers easy access to the surrounding area and the many amenities available to Southeast Texas residents. Even with the growth of this area, Nederland has maintained its hometown atmosphere based on its unique character and heritage. Nederland offers an affordable cost of living, warm climate, excellent schools, numerous recreational and cultural opportunities, and convenient shopping, including a prospering downtown. Nederland, Texas is the perfect place to do business or raise a family.



Beaumont–Port Arthur MSA

The Beaumont–Port Arthur metropolitan area is defined by the United States Census Bureau as a four-county region in Southeast Texas. The metropolitan area shares borders with the Houston–The Woodlands–Sugar Land metropolitan area to the west and the Lake Charles metropolitan area to the east. According to the 2010 Census, it has a population of 388,745.

Nederland Independent School District – Top Employer

Originally organized in 1920, the Nederland Independent School District has served the community for 99 years. While known for their highly watched athletics department, the school system also serves as the city’s top employer with approximately 622 employees; making up 7.7% of the city’s employment.

Lamar University

Lamar University, often referred to as Lamar or LU, is a public university in Beaumont, Texas. Lamar has been a member of the Texas State University System since 1995. It was the flagship institution of the former Lamar University System.



POPULATION	1-Mile	3-Mile	5-Mile
2024 Projection	10,791	45,504	67,426
2019 Estimate	10,597	44,626	66,109
2010 Census	10,466	43,732	64,359
Growth '19 - '24	1.83%	1.97%	1.99%
Growth '10 - '19	1.25%	2.04%	2.72%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2024 Projection	4,429	18,352	25,028
2019 Estimate	4,347	17,992	24,496
2010 Census	4,287	17,671	23,843
Growth '19 - '24	1.89%	2.00%	2.17%
Growth '10 - '19	1.40%	1.82%	2.74%
Average Income	\$79,586	\$81,624	\$78,516
Median Income	\$66,512	\$61,896	\$60,046

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