



**Advance
Auto Parts** 

229 S Main St
Lumberton, TX 77657





LISTED BY

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ASSOCIATE

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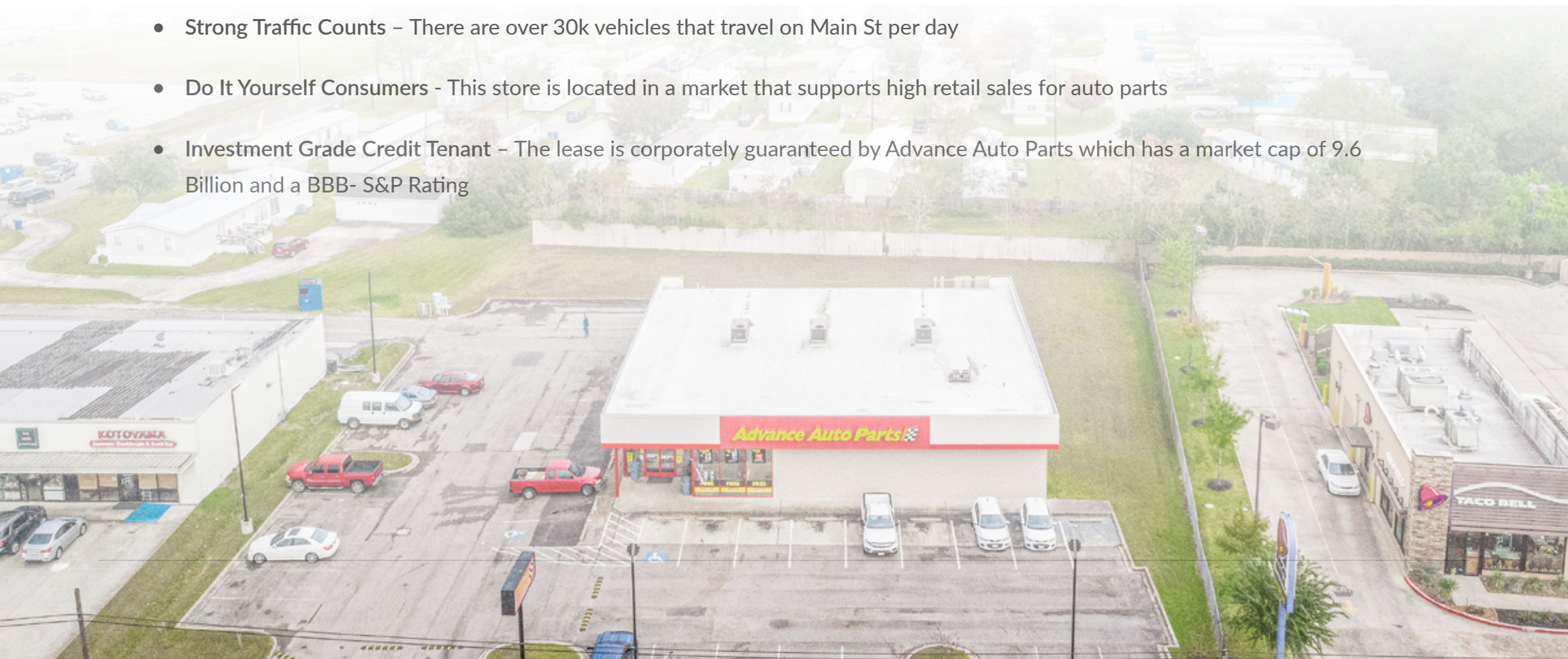
KYLE MATTHEWS

Broker of Record

Broker Firm # 9005919 (TX)

Investment Highlights

- Increasing Store Sales - This store has had a large increase in store sales over the past couple of years
- Below Average Rent - This location is only paying \$8.75 psf which is well below the national average for this tenant and the market of Lumberton
- Long Term Tenancy - AAP has been at this location for over 18 years
- Growing Market - The population growth in a 1 mile radius of this store is set to increase by almost 8% over the next five years
- Strong Traffic Counts - There are over 30k vehicles that travel on Main St per day
- Do It Yourself Consumers - This store is located in a market that supports high retail sales for auto parts
- Investment Grade Credit Tenant - The lease is corporately guaranteed by Advance Auto Parts which has a market cap of 9.6 Billion and a BBB- S&P Rating







Investment Summary



» PROPERTY ADDRESS

229 S Main St
Lumberton, TX 77657



» LIST PRICE

\$845,000



» CAP RATE

7.25%

Annualized Operating Data

	Monthly Rent	Annual Rent	RPSF	Cap Rate
Current - 12/31/24	\$5,104.17	\$61,250.04	\$8.75	7.25%
Option 1 1/1/25 - 12/31/29	\$5,687.50	\$68,250.00	\$9.75	8.08%
Option 2 1/1/30 - 12/31/34	\$5,979.08	\$71,749.00	\$10.25	8.49%

Lease Guarantor

Corporate

Lease Type

NN

Building Size (SF)

± 7,000 SF

Lot Size (AC)

± 1.07 AC

Years Remaining

±5 YRS

Original Lease Term

15 YRS

Options

Two (2), 5 Year Option

Lease Commencement Date

6/22/2001

Rent Commencement Date

11/1/2014

Lease Expiration Date

12/31/2024

Rental Rent/Annual

\$61,250

Monthly Rent

\$5,104

Surrounding Tenants





Tenant Overview



» Company Name Advance Auto Parts	» Year Founded 1929	» Headquarters Roanoke, Virginia
» Parent Company Advance Auto Parts, Inc	» Credit Rating BBB-	» Website www.advanceautoparts.com

TENANT OVERVIEW

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

STRATEGY

AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAC brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives.

SALES & MARKETING

Advance Auto Parts builds its marketing and advertising campaigns around radio, television, direct marketing, mobile and social media, and local in-store marketing. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.



Area Overview

Lumberton, TX

Lumberton sits northwest of Beaumont, Texas in Hardin County consists mostly of dense forestland, known as the Big Thicket. Located in the flat coastal plains of Southeast Texas within close proximity to the Gulf of Mexico, the area plays a key role in the U.S. oil industry and lumber industries.

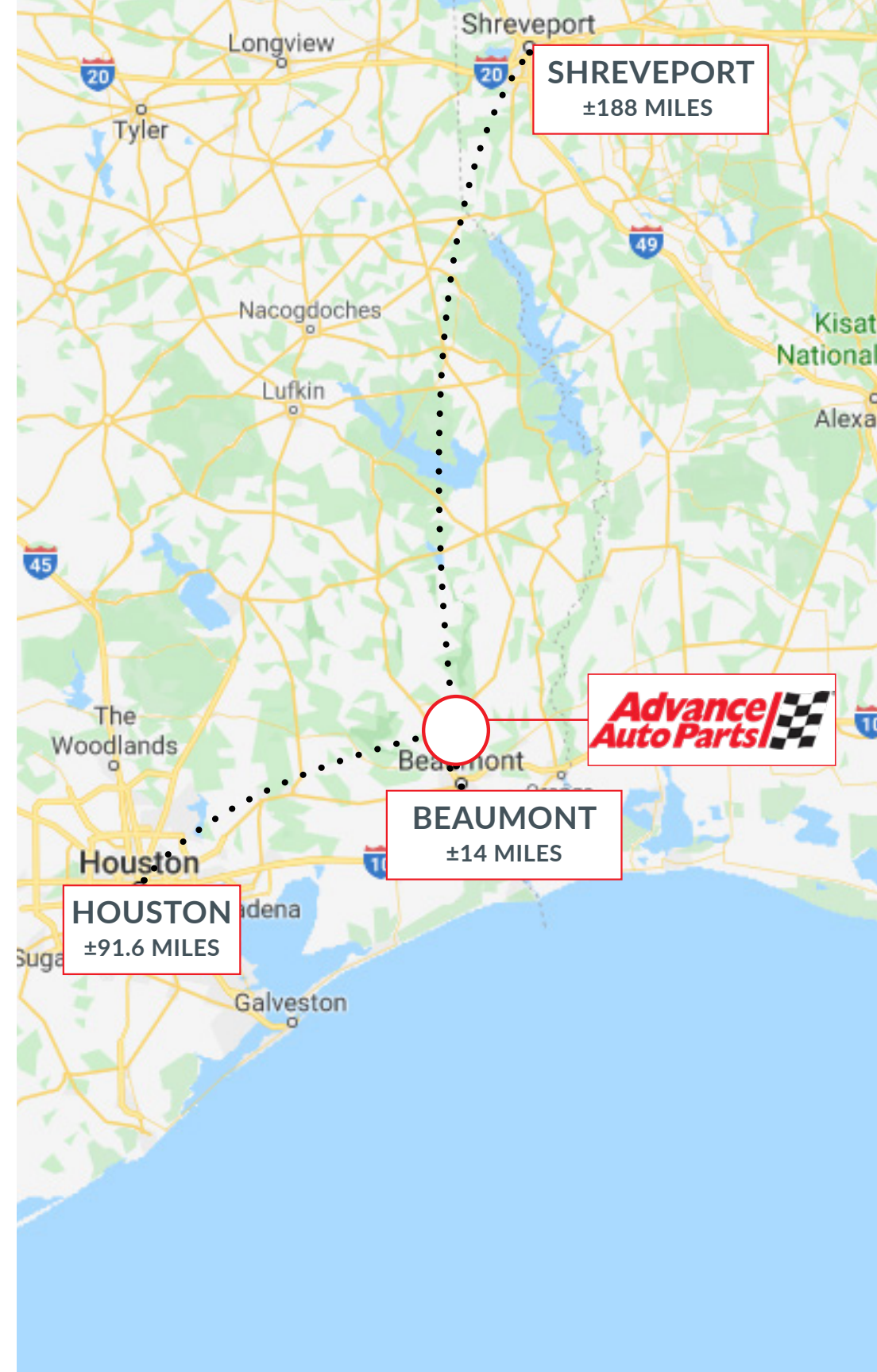
BEAUMONT, TX

Beaumont, TX is a city that's economy is based around the Port of Beaumont, one of the nation's largest ports when measured by tonnage. The Port of Beaumont, Port Arthur and Orange make up the golden triangle in terms of being a major industrial area on the Gulf Coast. Beaumont is also one of the largest military ports in the world.

Beaumont, TX is also home to Lamar University. Various museums including, Art Museum of Southeast Texas, the Dishman Art Museum, Spindletop-Gladys City Boomtown Museum, the Edison Museum, the Fireman Museum of Texas, the McFaddin- Ward House and Beaumont Botanical Gardens bring culture to the area.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	5,487	19,863	25,977
2020 Estimate	5,238	18,669	24,413
Growth 2020 - 2025	4.75%	6.40%	6.41%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2020 Estimate	1,950	7,169	9,519
Growth 2020 - 2025	4.33%	6.11%	6.30%
INCOME	1-MILE	3 - MILE	5 - MILE
2020 Est. Median Household Income	\$94,048	\$99,508	\$98,900



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Advance Auto Parts** located at **229 S Main St, Lumberton, TX 77657** ("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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