



NET LEASE INVESTMENT OFFERING



**HARLEY DAVIDSON**

4000 N. US HWY 75 | SHERMAN, TEXAS (DALLAS-FORT WORTH MSA)



## TABLE OF CONTENTS

### OFFERING SUMMARY

Executive Summary .....	1
Investment Highlights .....	2
Property Overview .....	3

### LOCATION OVERVIEW

Photographs .....	4
Location Aerial .....	5
Site Plan .....	6
Map .....	7

### MARKET OVERVIEW

Market Overview .....	8
Demographics .....	10

### TENANT SUMMARY

Tenant Profile .....	11
----------------------	----





## EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Harley-Davidson property within the Dallas-Forth Worth MSA in Sherman, Texas. The Harley-Davidson lease has approximately five years remaining and expires November 12, 2024. The lease is absolute NNN and features zero landlord responsibilities. There are two 5-year renewal options with 10% rental escalations in each option. This store generates a low rent-to-sale ratio below 4%. The tenant of the property is Texoma Harley Davidson. Texoma Harley-Davidson is part of the Calculated Risk Motorcycle Group Harley-Davidson family, which reaches over North, Central and East Texas.

The 20,000 square foot building is located immediately off US-75 (54,544 VPD) and US-82 (26,313 VPD) in Sherman's primary retail corridor. The property is an outparcel to a Target anchored shopping center and near other retailers including Walmart Supercenter, Home Depot, Cinemark, Lowe's, Sam's Club, Kohl's and ALDI. Sherman, Texas is 70 miles north of Dallas and 31 miles southwest of Durant, Oklahoma. There are approximately 50,000 people living within five miles of the property with a projected growth rate of 8.81% over the next five years.

Harley-Davidson is an American motorcycle manufacturer, founded in Milwaukee, Wisconsin in 1903. One of two major American motorcycle manufacturers to survive the Great Depression, Harley-Davidson has become one of the world's largest motorcycle manufacturers and an iconic brand widely known for its loyal following.



## INVESTMENT HIGHLIGHTS

- Located within the Dallas-Fort Worth MSA
- Texas is an income tax free state
- Absolute NNN – zero landlord responsibilities
- This store generates a low rent-to-sale ratio below 4%
- Located immediately off US-75 (54,544 VPD) and US-82 (26,313 VPD) in Sherman's primary retail corridor
- Outparcel to a Target anchored shopping center along with Walmart Supercenter, Home Depot, Cinemark, Lowe's, Sam's Club, Kohl's and ALDI
- Approximately 50,000 people living within five miles of the property with a projected growth rate of 8.81% over the next five years



## PROPERTY OVERVIEW

Price:	\$6,328,767
Cap Rate:	7.30%
Net Operating Income:	\$462,000
Lease Expiration Date:	November 12, 2024
Renewal Options:	Two 5-Year
Rental Escalations:	10% in each renewal option
Tenant:	Calculated Risk Texoma, L.P. d.b.a. Texoma Harley Davidson
Lease Type:	Absolute NNN
Year Built:	2006
Building Size:	20,000 SF
Land Size:	2.01 Acres



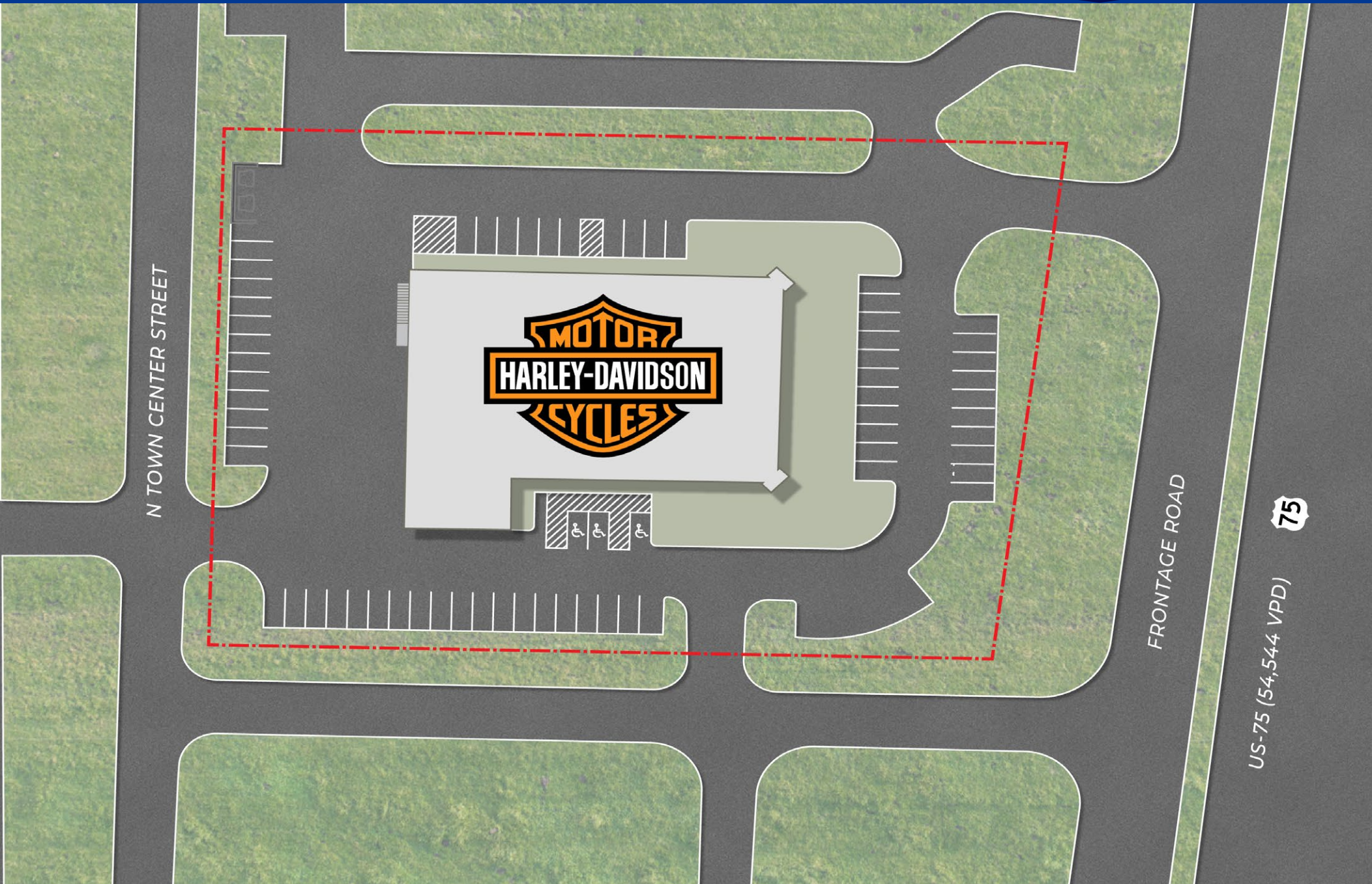




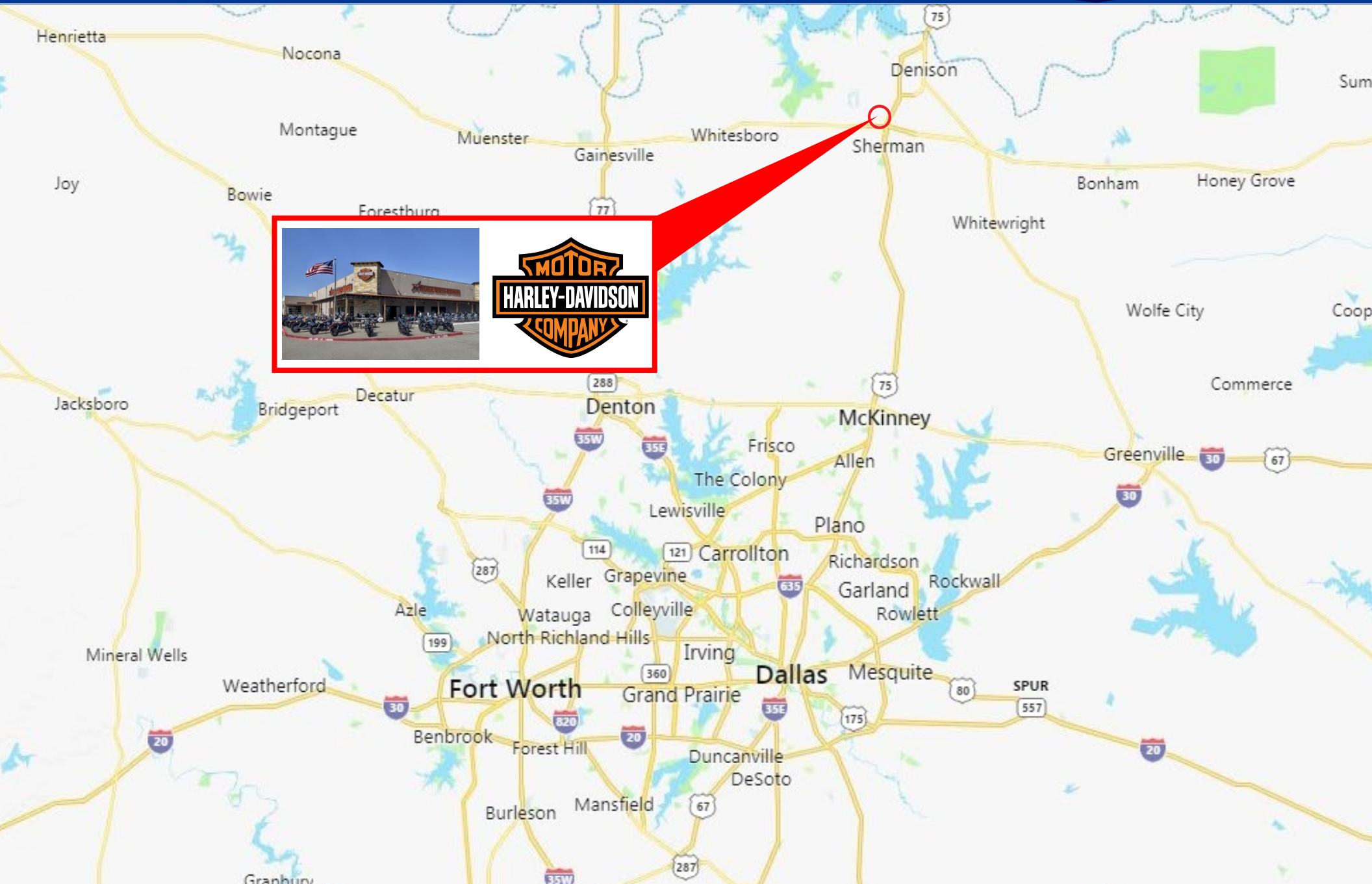














## DEMOGRAPHICS

### POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	3,321	24,169	49,699
Total Households:	1,512	9,369	19,229

### INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$55,517	\$66,327	\$67,591
Median Household Income:	\$44,355	\$51,279	\$50,566





## CITY OF SHERMAN, TEXAS

Sherman is a U.S. city in and the county seat of Grayson County, Texas. The city's population in 2010 was 38,521. It is one of the two principal cities in the Sherman–Denison Metropolitan Statistical Area, and it is part of the Texoma region of North Texas and southern Oklahoma. Sherman is 70 miles north of Dallas and 31 miles southwest of Durant, Oklahoma.





## CITY OF DALLAS, TEXAS

Dallas is a major city in the state of Texas and is the largest urban center of the fourth most populous metropolitan area in the United States. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. According to the 2010 United States Census, the city had a population of 1,197,816. The United States Census Bureau's estimate for the city's population increased to 1,300,092 as of July 1, 2015.

The city is the largest economic center of the 12-county Dallas–Fort Worth–Arlington metropolitan area, which had a population of 7,102,796 as of July 1, 2015, representing growth in excess of 676,000 people since the 2010 census. In 2014, the metropolitan economy surpassed Washington, DC to become the fifth largest in the United States, with a 2014 real GDP over \$504 billion. In 2013, the metropolitan area led the nation with the largest year-over-year increase in employment and advanced to become the fourth-largest employment center in the nation (behind New York City, Los Angeles and Chicago) with more than three million non-farm jobs. As of June 2016, the metropolitan job count has increased to 3,523,400 jobs. The city's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics.

Dallas is home to the third-largest concentration of Fortune 500 companies in the nation (behind New York City and Houston). In the latest rankings released in 2013, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network, and was 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

Located in North Texas, Dallas is the main core of the largest metropolitan area in the South and the largest inland metropolitan area in the United States that lacks any navigable link to the sea. Dallas and nearby Fort Worth were developed due to the construction of major railroad lines through the area allowing access to cotton, cattle, and later oil in North and East Texas. The construction of the Interstate Highway System reinforced Dallas' prominence as a transportation hub with four major interstate highways converging in the city, and a fifth interstate loop around it. Dallas developed as a strong industrial and financial center, and a major inland port, due to the convergence of major railroad lines, interstate highways, and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world.

The strong economy and wealthy population provides the city with a collection of arts, cultural assets, and parks. The many cultural landmarks include theaters, the Dallas Museum of Art, the Meyerson Symphony Center, and the Frank Lloyd Wright-inspired Dallas Theater Center. The city features numerous national sporting teams including NFL Cowboys, MLB Rangers, NBA Mavericks, and NHL Stars, which all draw a strong local and national following. Favorably there are no local or state income taxes for Dallas residents and no corporate or personal income taxes in Texas. Dallas reputedly has more retail stores and restaurants per capita than any other place in the country.

<http://dallascityhall.com>





## HARLEY DAVIDSON

Harley-Davidson is an American motorcycle manufacturer, founded in Milwaukee, Wisconsin in 1903. One of two major American motorcycle manufacturers to survive the Great Depression, Harley-Davidson has become one of the world's largest motorcycle manufacturers and an iconic brand widely known for its loyal following.

The tenant of the property is Texoma Harley Davidson. Texoma Harley-Davidson is part of the Calculated Risk Motorcycle Group Harley-Davidson family, which reaches over North, Central and East Texas.

Website:	<a href="http://www.harley-davidson.com">www.harley-davidson.com</a>
Founded:	1903
Stock Symbol:	HOG (New York Stock Exchange)
Market Capitalization:	\$5.4 Billion





## CONFIDENTIALITY & DISCLAIMER

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.

### EXCLUSIVELY LISTED BY:



**RANDY BLANKSTEIN**  
President  
847-562-0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**JIMMY GOODMAN**  
Partner  
847-562-8500  
[jimmy@bouldergroup.com](mailto:jimmy@bouldergroup.com)

The Boulder Group  
3520 Lake Avenue, Suite 203  
Wilmette, Illinois 60091

[www.bouldergroup.com](http://www.bouldergroup.com)