



PEP BOYS

10225 S HIGHWAY 6

SUGAR LAND, TX 77498



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PEP BOYS

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PEP BOYS



PROPERTY ADDRESS

10225 S Highway 6
Sugar Land, TX 77498



SIZE

Land: 1.5 Acres (65,553 sqft)
Bldg: 14,380 sqft



YEAR BUILT

2013



FRONTAGE & PARKING SPACES

Ratio of 6.41/1,000 sqft

INVESTMENT HIGHLIGHTS



**CORPORATE
GUARANTEED NNN
LEASE**

The Pep Boys-Manny, Moe & Jack of Delaware, Inc. reported year end 2015 revenues of \$2.88 billion and net worth of \$524 million.

8.6 YEARS

remaining on Lease

**SCHEDULED 10% RENT
INCREASES**

every 5 years and three-5 Year options to renew





PROPERTY OVERVIEW

[VIEW PROPERTY VIDEO](#)

- Sugar Land is approximately 20 miles southwest of Houston, the largest metropolis of Texas.
- 137,000 population in 3 mile radius & Houston MSA has a population of over 6 million.
- Located on a 1.5 acre lot on Route 6, which is the major commercial artery in the area.
- 56,460 VPD on Route 6.
- Adjacent to Whataburger & Home Depot in dense retail corridor.



LEASE DETAILS

RENT SCHEDULE



Lease Type
NNN*

Lease Guarantor
CORPORATE

Rent Commencement Date
MAY 2013

Lease Expiration Date
APRIL 2028

Term Remaining on Lease
8 YEARS, 6 MONTHS

Options
THREE 5-YEAR

YEAR	MONTHLY RENT	ANNUAL RENT
1-5	\$25,130	\$301,560
6-10	\$27,140	\$325,684
11-15	\$29,318	\$351,820
Option 1	\$32,250	\$387,002
Option 2	\$35,478	\$425,744
Option 3	\$39,035	\$468,423

%

Cap rate
5.62%

Tag

Price
\$5,800,000

Grid

Price/ft Land
\$88.48

Clipboard

Price/ft Bldg.
\$403.34

\$

NOI
\$325,684

*Landlord responsible for roof and structure replacement. Tenant responsible for repairs and maintenance. Taxes, insurance and property owner association fees are paid and reimbursed.



PEP BOYS

Pep Boys sells brand name and private label auto parts, and provides select services through some **900 stores in 35 US states and Puerto Rico**. The Company stocks about 25,000 car parts and accessories, including tires, and operates more than 7,400 service bays for vehicle repairs, inspections, and parts installations. Its distribution network spans some 20 sites. It also offers credit and parts delivery to commercial customers, such as repair shops, fleet operators, schools, and municipalities. Founded in 1921 by Philadelphians Manny, Moe, and Jack, Pep Boys is owned by billionaire investor Carl Icahn's Icahn Enterprises.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population:	14,361	137,121	333,730
2024 Population:	16,216	150,749	364,780
Pop Growth 2019-2024:	12.92%	9.94%	9.30%
Average Age:	34.70	35.10	35.00

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 Total Households:	4,209	41,008	105,526
HH Growth 2019-2024:	12.83%	9.96%	9.22%
Median Household Inc:	\$68,138	\$61,583	\$58,136
Avg Household Size:	3.40	3.30	3.10
2019 Avg HH Vehicles:	2.00	2.00	2.00

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value:	\$192,996	\$166,448	\$172,620
Median Year Built:	1989	1989	1988

TRAFFIC COUNTS (2017)

COLLECTION ST.	CROSS ST.	CROSS ST. DIST./DIR.	TRAFFIC VOLUME	DIST. FROM SUBJECT
Old Richmond Rd	Linenhall Dr	0.00 W	5,197	0.17
W Bellfort Dr		0.00	17,957	0.24
Old Richmond Rd	Addicks-Howell Rd	0.13 E	8,727	0.25
W Bellfort St	Spanish Grant Dr	0.02 E	2,269	0.53
Burney Rd	Parish Mill Ln	0.04 N	9,112	0.59
Addicks-Howell Rd	Atterbury Dr	0.13 S	48,031	0.64
Sugarland-Howell Rd	Strutton Dr	0.08 S	5,150	0.77



PEP BOYS

PEPBOYS AUTO
=SERVICE - TIRES - PARTS=

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