



TRINITY

REAL ESTATE INVESTMENT SERVICES



ADVANCE AUTO PARTS - AUSTIN, TX MSA

103 E CENTER ST, KYLE, TX 78640

\$2,488,133

6.0% CAP

TRINITYREIS.COM

Actual Property



KYLE, TX

\$2,488,133 | 6.0% CAP

- NNN Lease Advance Auto Parts With 9+ Years Remaining on Primary Term
- Ideally Located on Corner Lot a Block From Only I-35 (85,115+ VPD) Exit Leading Into Kyle
- Impressive 5 Mile Demographics of 66,300+ Residents With a Booming Population Growth of 53.68% Reported Between 2010-2019
- Kyle is Located 20 Miles From Austin, TX - Austin is the State Capital and was Named the Country's Fastest Growing Large City in 2019
- Advance Auto Parts (NYSE: AAP) is the Largest Automotive Aftermarket Parts Provider in North America, Serving Both the Professional Installer and Do-it-Yourself Customer

EXCLUSIVELY MARKETED BY:

BRAD MOTLEY

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STEELMAN JUAREZ

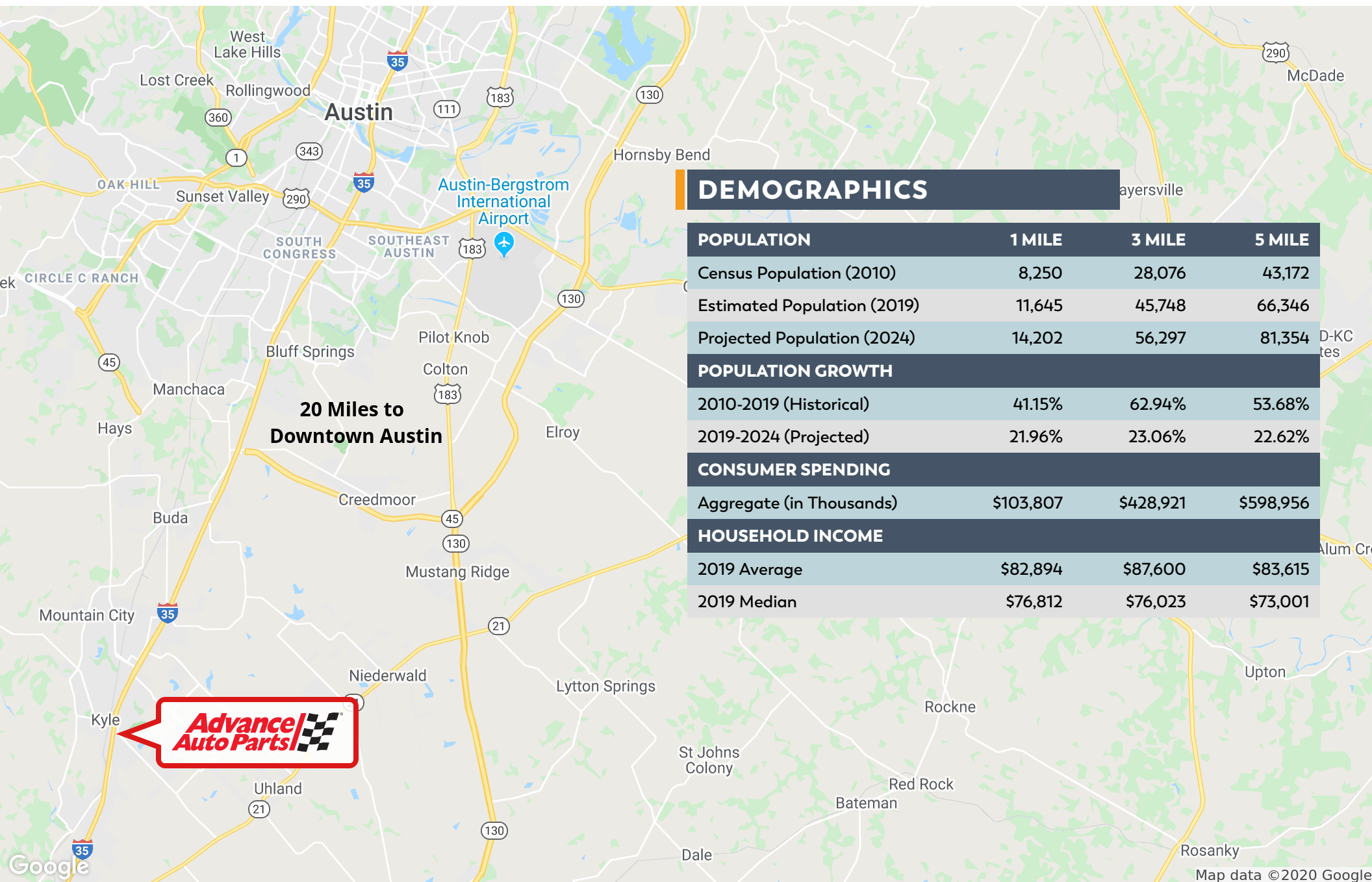
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PROPERTY DETAILS:

Building Area:	6,895 SF
Land Area:	0.73 AC
Year Built:	2014
Guarantor:	Advance Auto Parts (NYSE: AAP)
Price (Psf):	\$360.86

LEASE OVERVIEW:

Remaining Lease Term:	9+ Years
Rent Commencement:	August 2014
Lease Expiration:	8/31/2029
Base Annual Rent:	\$149,288
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Four (4), 5-Year; 5%
Insurance:	PAID BY Tenant
Roof:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	8,250	28,076	43,172
Estimated Population (2019)	11,645	45,748	66,346
Projected Population (2024)	14,202	56,297	81,354
POPULATION GROWTH			
2010-2019 (Historical)	41.15%	62.94%	53.68%
2019-2024 (Projected)	21.96%	23.06%	22.62%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$103,807	\$428,921	\$598,956
HOUSEHOLD INCOME			
2019 Average	\$82,894	\$87,600	\$83,615
2019 Median	\$76,812	\$76,023	\$73,001

- Kyle is located 20 Miles from Downtown Austin, TX, and is part of the Greater Austin metropolitan area.
- The Austin-Round Rock metropolitan area is the 30th-largest in the US with a population of 2.2 million and the 16th largest GDP per Capita as of the 2018 US census estimate.
- Austin is the state capital of Texas, the 11th most populous city in the United States, and the fastest growing large city in the country.
- Forbes crowned Austin as the "Best City for Jobs", attracting college graduates and families with young children.
- The University of Texas campus is located in the heart of Austin, with over 50,000 enrolled students and one of the most successful athletic programs in the US.
- Austin plays host to numerous art festivals, South-by-Southwest (SXSW) and Austin City Limits, generating over \$600M in revenue for the city.

KYLE **5 MILE RADIUS** KEY DEMOGRAPHICS



66,346

2019 Total
Population



\$83,615

2019 Average
Household Income



22.62%

2019-2024
Growth/Yr:
Population









Single Family Community
Median Sale Price of \$209,500



997 Home Community
Median Sale Price of \$214,999



Key Demographics 1 Mile



Projected Population
Growth (2019-2024)
21.96%



Anticipated Household
Growth (2019 - 2024)
22.79%

Actual Property



Actual Property

TENANT SUMMARY

Headquartered in Raleigh, NC., 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 4,931 stores, over 146 Worldpac branches and serves approximately 1,238 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada.

Employing approximately 70,000+ 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 DIV 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 WORLDPAK 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.



TENANT DETAILS:

Tenant Name:	Advance Auto Parts
Tenant Type:	Net-Leased Auto Parts Store
Parent Company Trade Name:	Advance Auto Parts, Inc.
Ownership:	Public (NYSE: AAP)
No. of Locations:	4,930 +/- (as of April 2019)
Website:	advanceautoparts.com
Year Founded:	1929
Credit Rating (S&P):	BBB-
No. of Employees:	70,000 +/-
Headquartered:	Raleigh, NC

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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Actual Property

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 / 11-2-2015

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